

Daniel
Frank





18 Priory Road Loughton, IG10 1AF

A beautifully presented four-bedroom, three-bathroom family home, ideally located just moments from the vibrant Loughton High Road and only 0.5 miles from Loughton Central Line Station.

The ground floor features a thoughtfully designed layout, beginning with a welcoming front reception room that provides a private retreat from the main living space.

To the rear, a spacious open plan living and dining area flows seamlessly into the garden, complemented by a sleek modern kitchen with integrated Bosch appliances. A convenient downstairs WC completes this level.

On the first floor, you'll find three generously sized double bedrooms, including one with a private en-suite, as well as a contemporary family bathroom.

The second floor is dedicated to an impressive master suite, boasting a stylish en-suite and built in wardrobes.

Outside, the landscaped garden features a generous decked area, a low-maintenance artificial lawn, and an insulated outbuilding, fully equipped with heating and a high-speed wired internet connection. This setup, currently used as a home office, is ideal for remote working.

There is also a detached garage, accessed via a shared driveway which provides additional storage space. It benefits from mains power and water access. To the front of the property there is off street parking for two cars.

Tenure Freehold
Council Epping Forest





Your Next Chapter

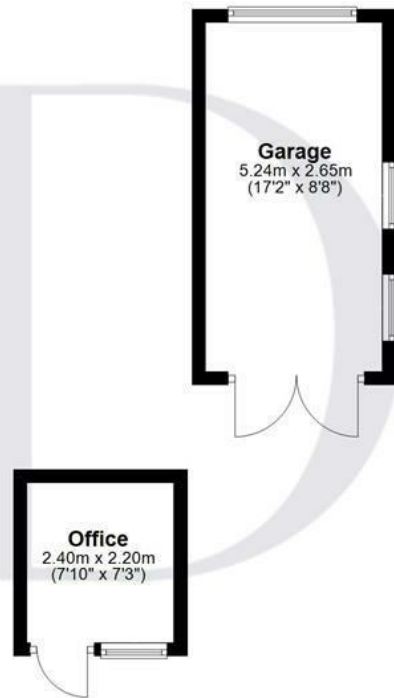


Your Next Chapter



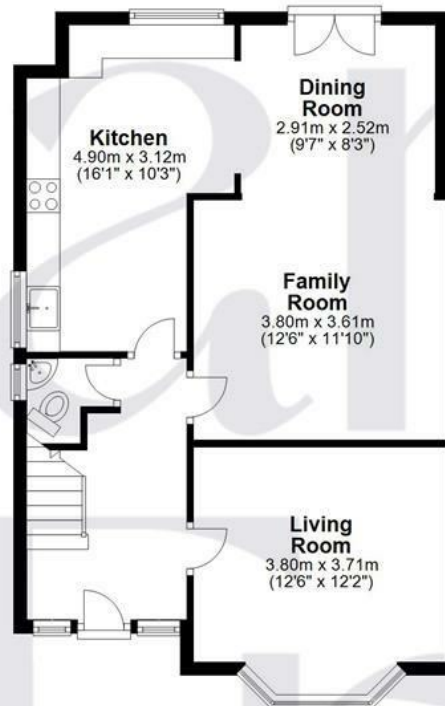
Outbuildings

Approx. 19.2 sq. metres (206.3 sq. feet)



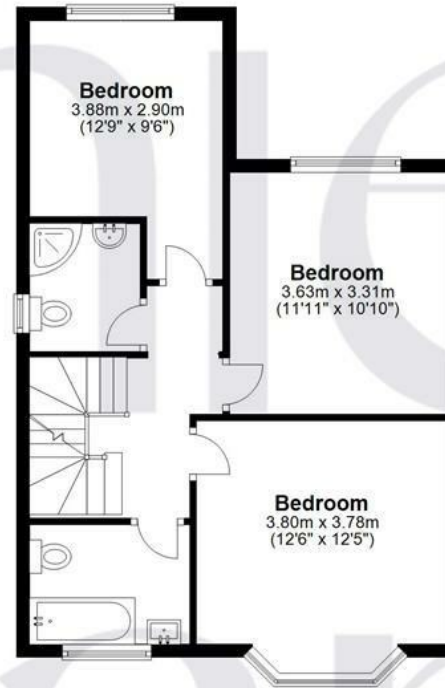
Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



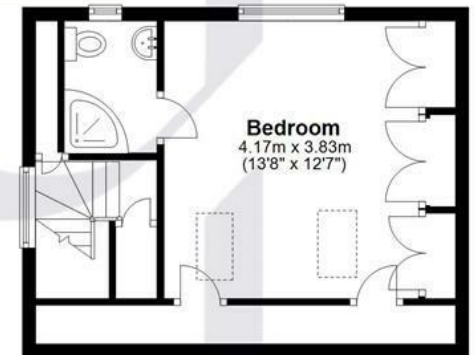
First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 159.2 sq. metres (1713.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

