





43 Forest Road Loughton, IG10 1EE

Offering over 1,000 sq ft of well-presented living space, this three-bedroom home enjoys a prime position between the vibrant High Road and the open green spaces of Epping Forest.

Set across three floors, the property combines generous proportions with a warm and inviting atmosphere. A welcoming porch leads into an open-plan living, kitchen and dining area. From here, French doors open onto a good-sized rear garden—neatly kept and featuring a lovely summer house at the far end, ideal for working from home, creative projects, or simply enjoying the outdoors. A separate living room at the front of the house and a convenient shower room complete the ground floor.

Upstairs, the first floor hosts two comfortable double bedrooms and a family bathroom, while the top floor offers another good-sized double bedroom with plenty of natural light.

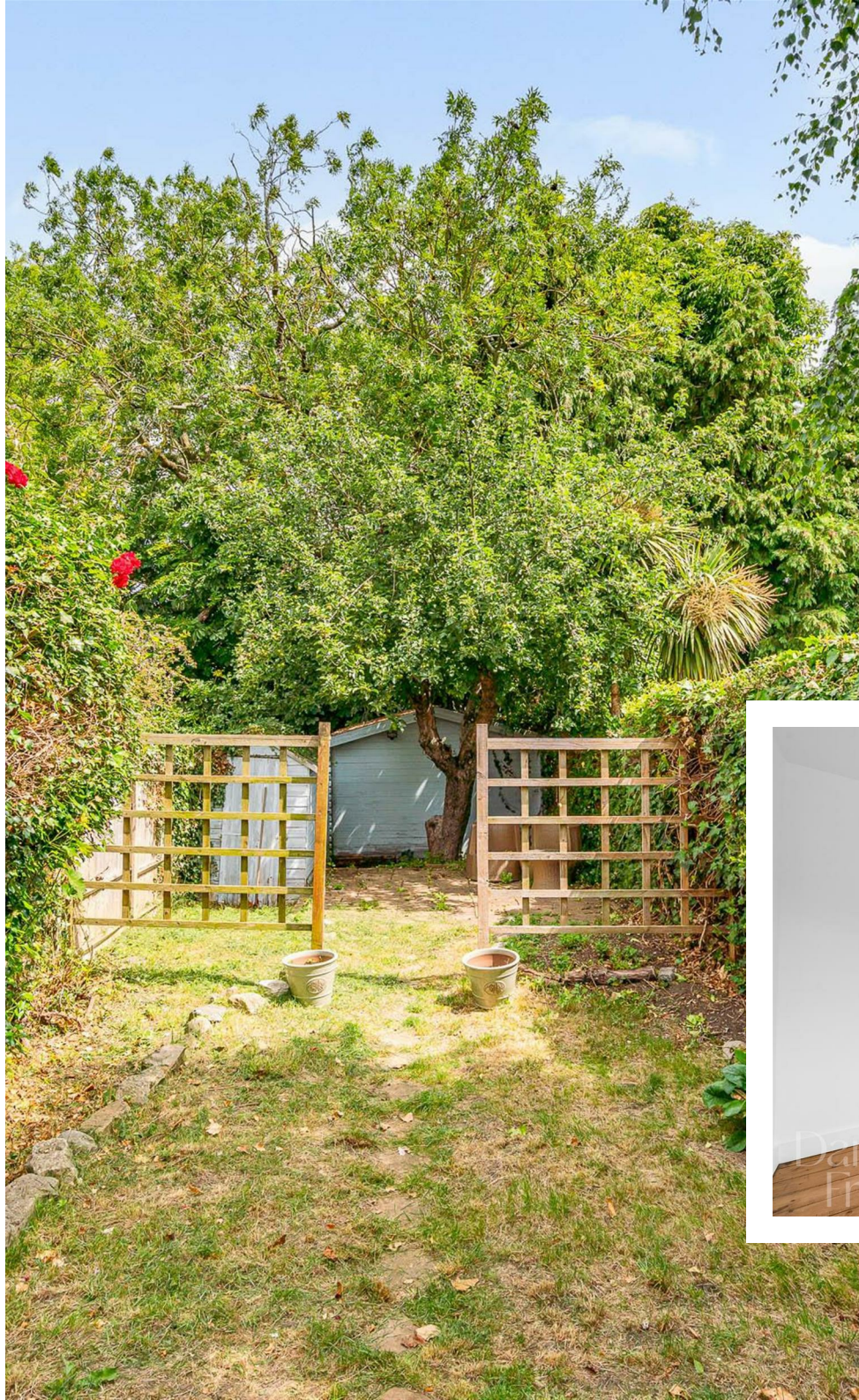
With the amenities, shops and cafés of the High Road just moments away and the peaceful surroundings of Epping Forest at the other end of the street, this home offers a great balance of lifestyle and location.

Tenure Freehold
Council Epping Forest

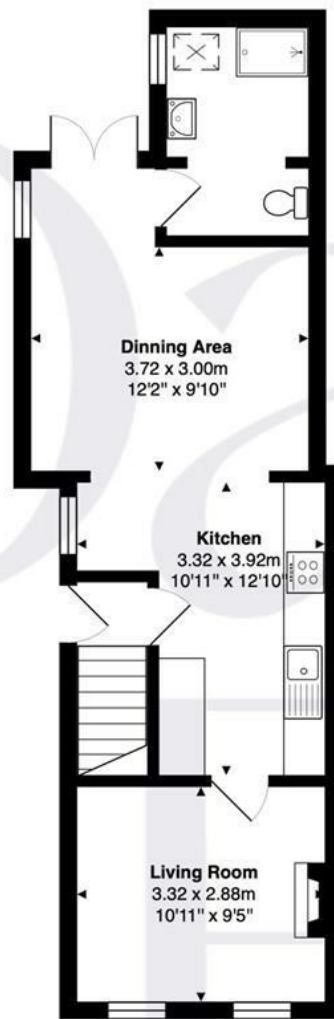




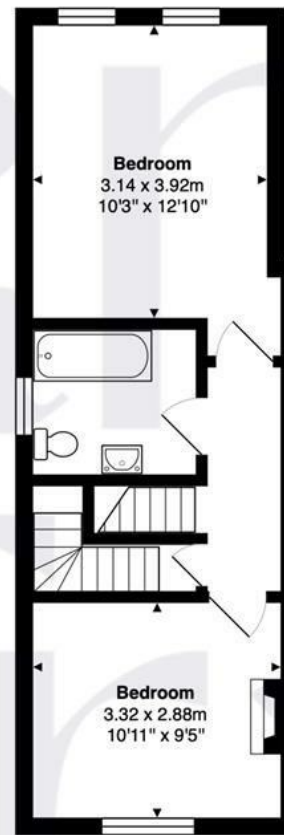
Your Next Chapter



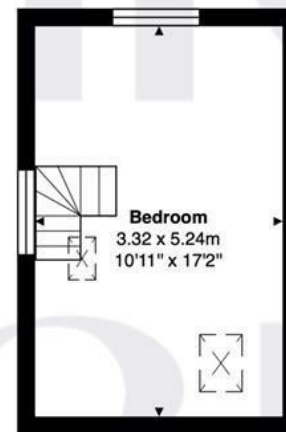
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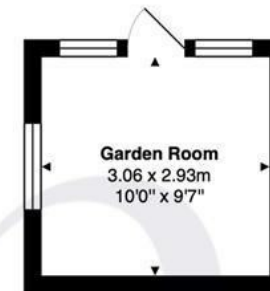
Ground Floor
Area: 42.3 m² ... 455 ft²



First Floor
Area: 34.7 m² ... 373 ft²



Second Floor
Area: 17.4 m² ... 187 ft²



Outbuilding
Area: 9.0 m² ... 96 ft²

Total Area: 103.3 m² ... 1112 ft²

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.

