





30 Willingale Road Loughton, IG10 2DB

A three-bedroom semi-detached home, ideally situated within the sought-after Hereward Primary School catchment area and close to open playing fields.

The property welcomes you with an entrance hallway leading into a modern, well-appointed kitchen, which seamlessly flows into a spacious 21 ft living room. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, you'll find three generously sized bedrooms along with a contemporary family bathroom. Externally, the home offers off-street parking to the front, while the rear boasts a beautifully maintained garden extending approximately 60 ft in depth.

Perfect for families, the property enjoys a prime location just 80 yards from Hereward Primary, 110 yards from Davenant, and within half a mile of Debden Park School.

Buyers note - The property was converted from non-standard construction to standard construction in 1992.

Tenure Freehold
Council Epping Forest

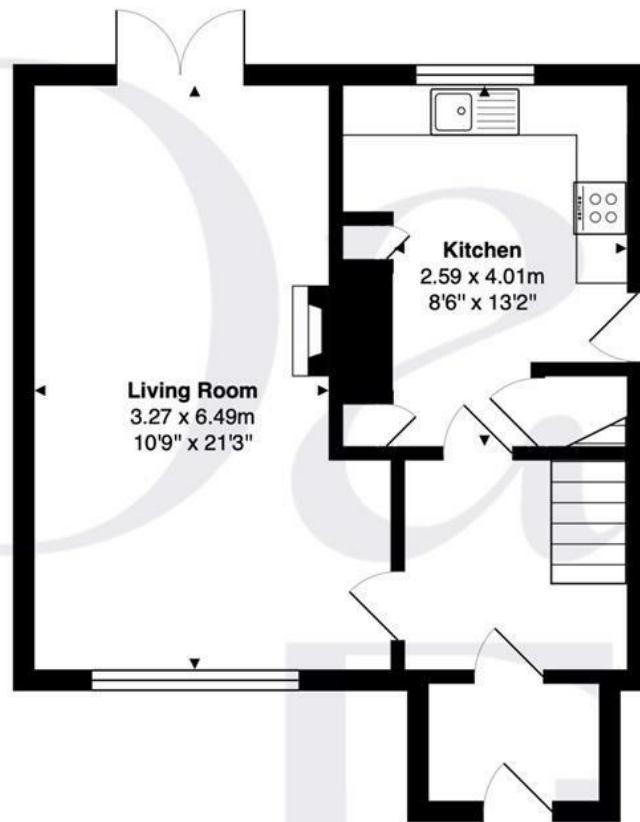




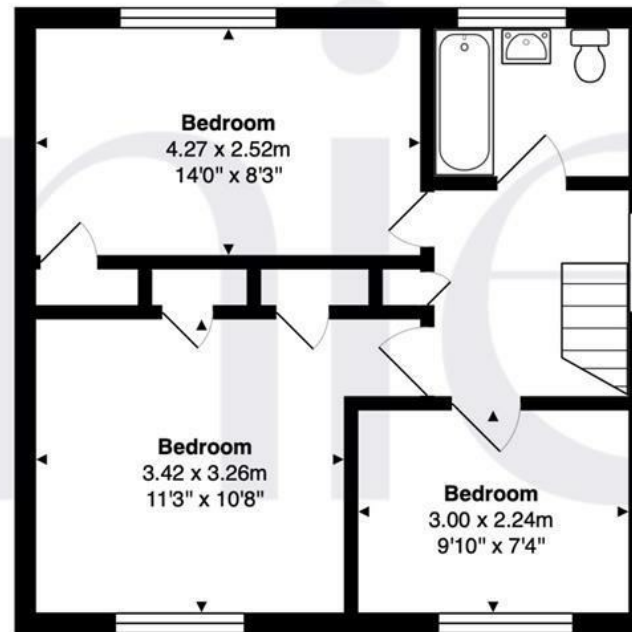
Your Next Chapter



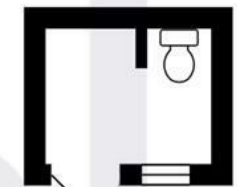
Your Next Chapter



Ground Floor
Area: 45.5 m² ... 489 ft²



First Floor
Area: 42.7 m² ... 460 ft²



Outbuilding
Area: 2.8 m² ... 30 ft²

Total Area: 90.9 m² ... 979 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

