

Daniel
Frank





8 The Beacons Loughton, IG10 2SQ

Located in the prestigious and highly sought-after area of The Goldings Manor Estate, this beautifully presented four-bedroom detached family home offers spacious accommodation, modern interiors, and a prime location just moments from excellent amenities and transport links.

As you enter the property, you are greeted by a spacious hallway that leads through to a generously proportioned living and dining room. This elegant space features a charming fireplace and offers direct access to the rear garden, making it ideal for both relaxing and entertaining. At the front of the house, the family room provides an additional versatile living area, perfect for informal gatherings.

The large kitchen and breakfast room is a modern, well-designed space with ample storage and work surfaces, ideal for family life or hosting guests. Adjacent to the kitchen is a separate utility room, which in turn provides convenient internal access to the integral garage. A cloakroom and an additional reception room complete the ground floor.

Upstairs, the property boasts four generously sized bedrooms, all of which feature fitted wardrobes. The principal bedroom, along with two of the additional bedrooms, benefits from a stylish en-suite bathroom, while a modern family bathroom serves the remaining rooms. Each bathroom has been finished to a high standard, offering a sleek and contemporary feel throughout.

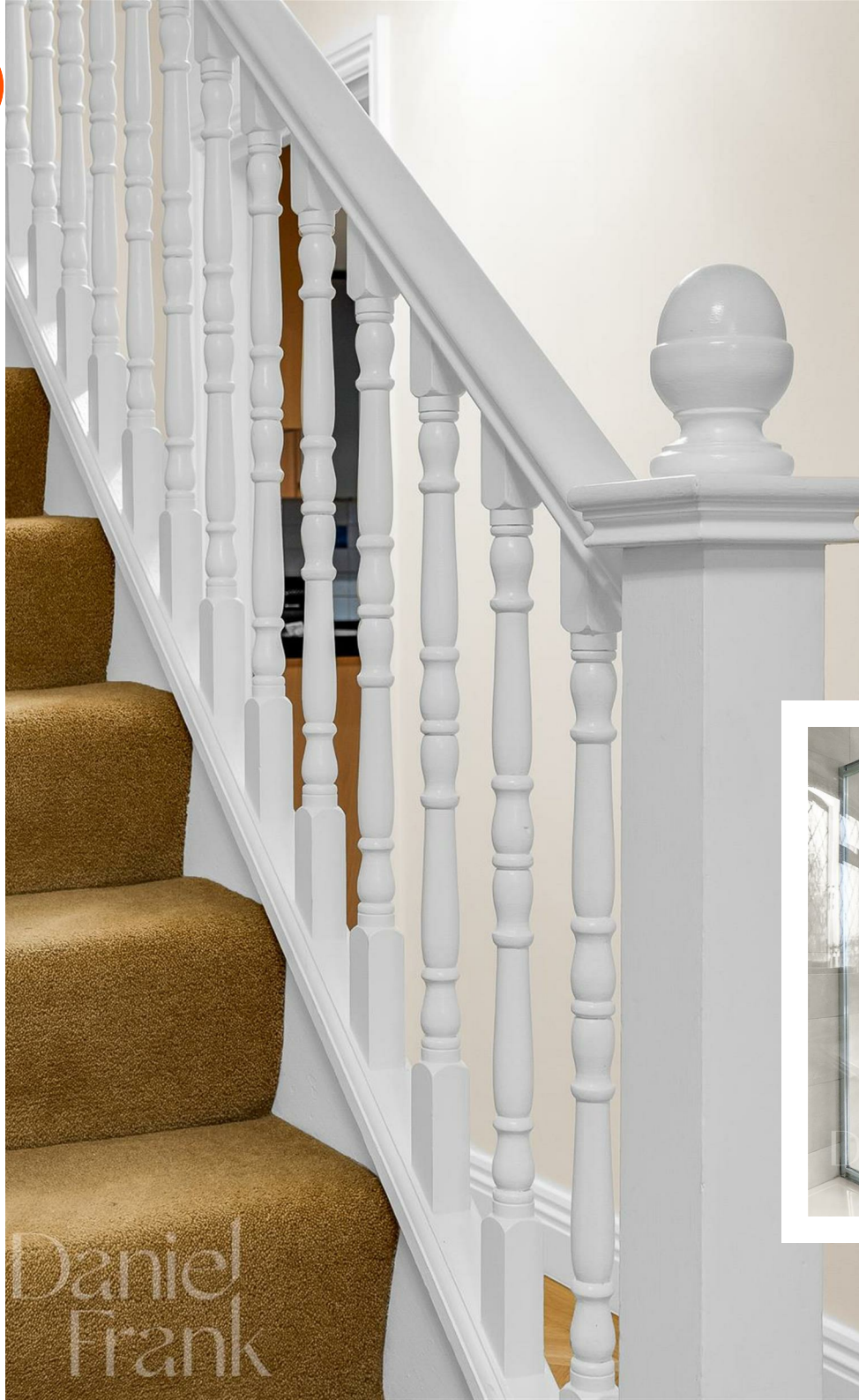
Externally, the home is approached via a carriage driveway providing ample off-street parking and access to the integral garage. The rear garden is a standout feature, with a large paved patio perfect for summer entertaining, and a substantial grassed area framed by mature planting along the borders, offering both privacy and greenery.

Tenure Freehold
Council Epping Forest

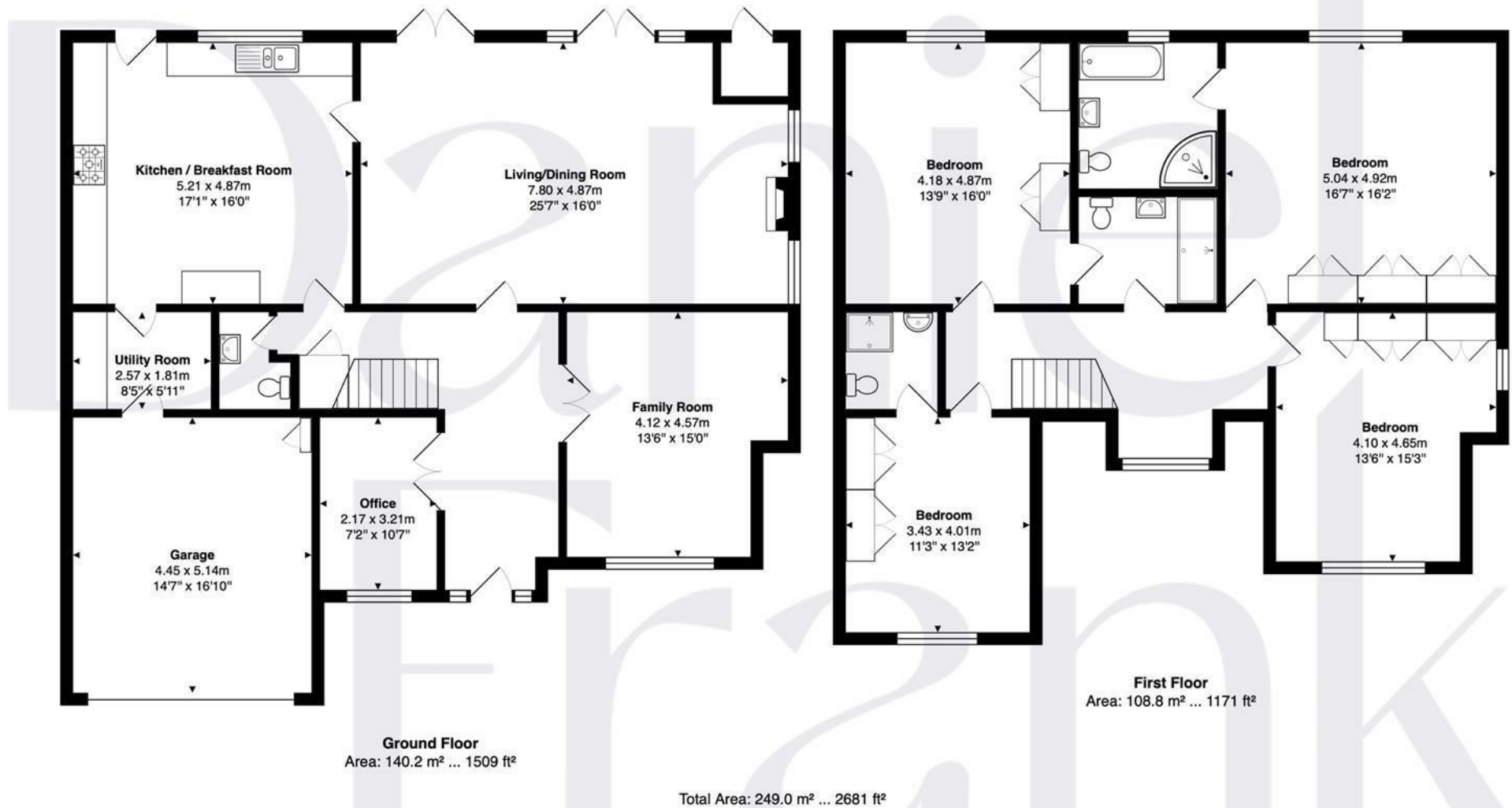




Your Next Chapter



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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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The location is exceptional. The property is within easy reach of Loughton Central Line station, providing direct access into London, and is also conveniently close to the vibrant Loughton High Road, which offers a comprehensive range of shops, charming boutiques, cafes, bars, and restaurants. Families will especially appreciate that the home is just moments from Epping Forest, offering miles of open woodland - ideal for family walks, cycling, and enjoying the outdoors all year round. The area is particularly popular with families, thanks to its excellent selection of primary and secondary schools, both private and state.

A rare opportunity to secure a substantial and stylish family home in one of Loughton's premier locations.

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		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

