





37 Alderton Way Loughton, IG10 3EQ

Located just 0.6 miles from Loughton Station is this spacious semi-detached family home that offers over 1,700 sq ft of accommodation and is presented in good condition throughout.

On entering the property, you are welcomed into a generous hallway that leads directly into the heart of the home.

To the right is the living room, an impressive space stretching over 24ft in length, complete with a bay window that draws in natural light and provides a perfect area for both family living and entertaining.

Moving through, double doors open into the dining room, well-proportioned and ideal for formal meals or gatherings. From here, French doors lead to the rear garden, creating a seamless flow between indoor and outdoor living.

The kitchen sits at the rear of the property and is fitted with modern units and integrated appliances. It offers plenty of workspace and a central island, making it a practical and stylish hub for cooking and socialising. Off the kitchen, you'll find a utility room with side access to the garden, as well as a convenient downstairs WC. From the utility, there's direct internal access to the garage, providing secure storage or the option to convert (subject to planning).

Heading upstairs, the home offers four well-sized bedrooms including the master bedroom that benefits from an en-suite.

The first floor also benefits from a family bathroom with a separate WC for added convenience.

Externally, the property enjoys a driveway with space for three cars to the front leading to the garage, while the rear garden is accessible from both the dining room and utility room and is also a great size.

EPC - TBC

Tenure Freehold
Council Epping Forest

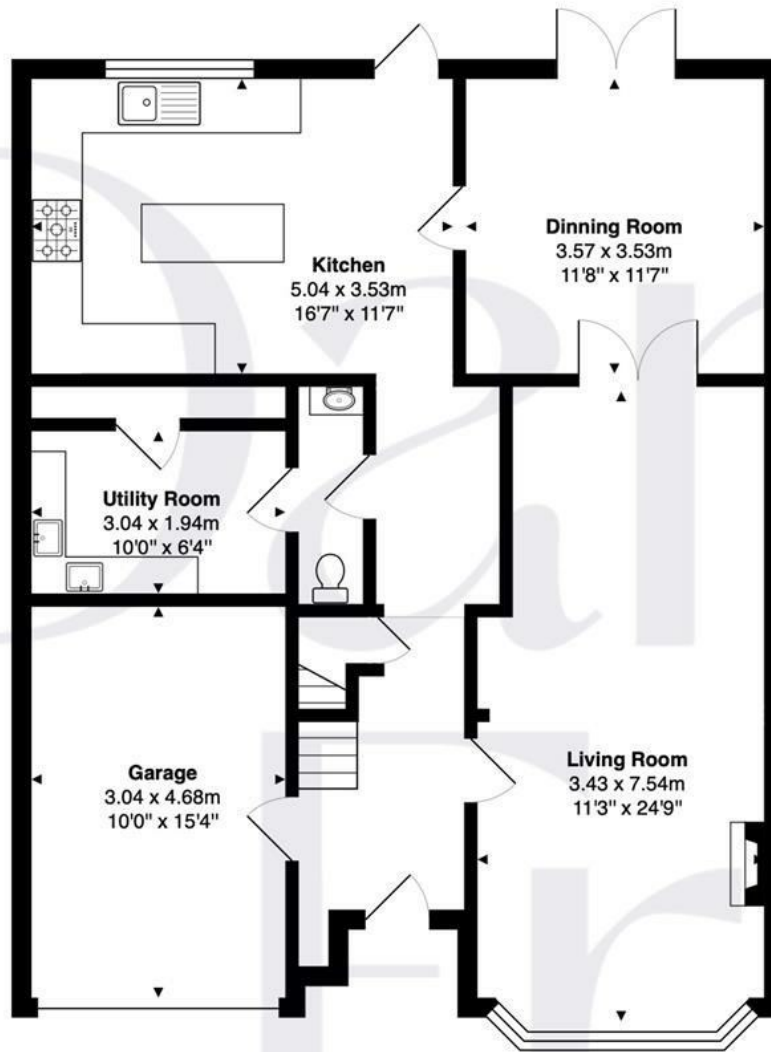




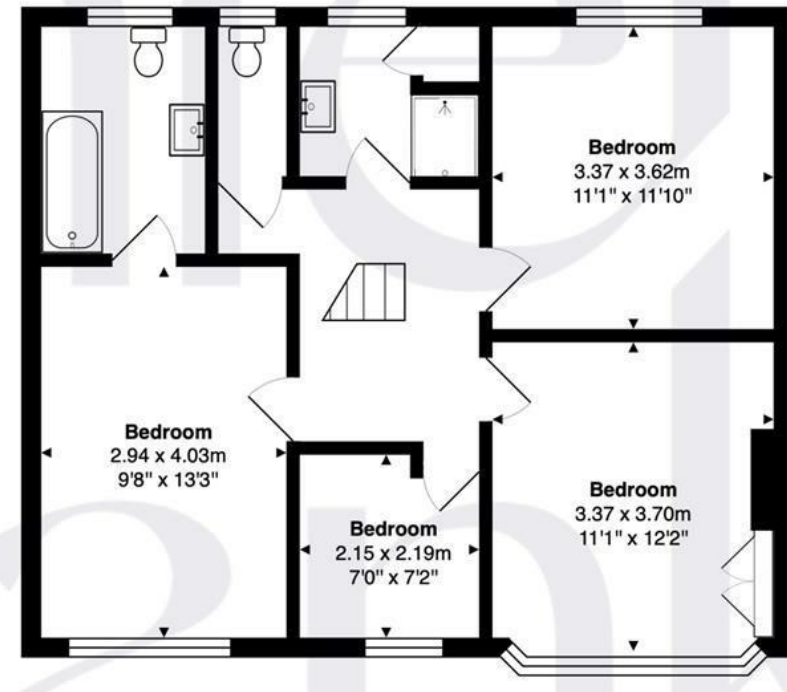
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 95.4 m² ... 1027 ft²



First Floor
Area: 64.7 m² ... 697 ft²

Total Area: 160.1 m² ... 1724 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		
(81-91) B		
(69-80) C		
(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	

