

Daniel
Frank





58 Willingale Road Loughton, IG10 2DB

This beautifully presented five-bedroom semi-detached home is arranged over three floors and offers a true turn-key opportunity, located within the catchment for two Outstanding schools: Hereward Primary School, which recently received another Outstanding rating from Ofsted, and Debden Park Secondary School.

Recently renovated throughout, the ground floor features a welcoming entrance hall with thoughtfully designed storage cupboards on either side for added practicality.

Beyond the hallway, you'll find a spacious open-plan family area incorporating a comfortable living space and a bright, modern kitchen/dining area. The kitchen is the heart of the home, complete with a central island, a skylight flooding the space with natural light, and bi-fold doors opening onto the rear garden. Additional features include a hot water tap, motion sensor lights, and electricity sockets in the garden, as well as water and electricity sockets to the front of the property-perfect for modern family living.

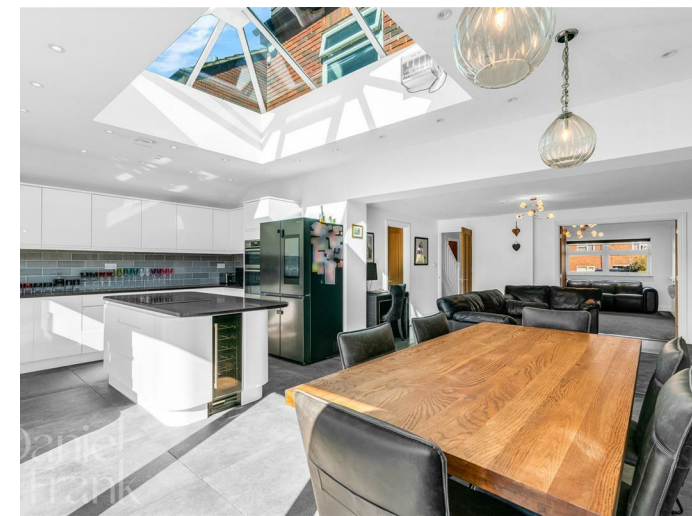
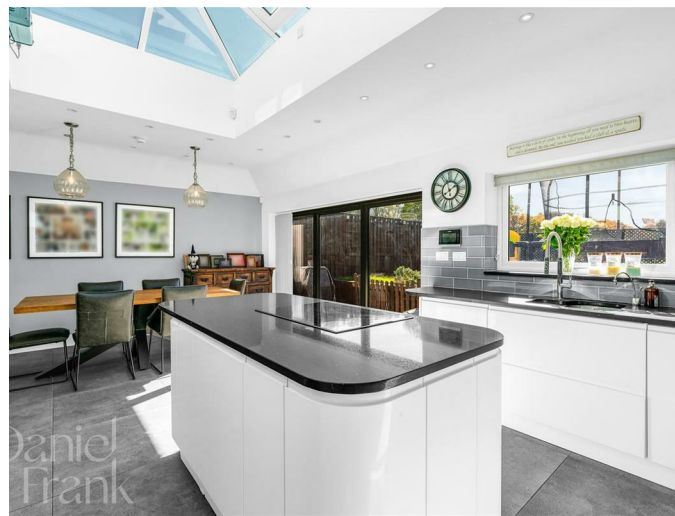
A separate utility room and an additional living area provide extra versatility and a peaceful retreat from the main open-plan space. The ground floor also benefits from underfloor heating throughout and a convenient downstairs WC.

On the first floor, there are three well-proportioned bedrooms, including the principal bedroom with fitted wardrobes, along with a contemporary family bathroom. The second floor offers two further bedrooms and an additional modern shower room, ideal for guests or growing families.

Externally, the rear garden is attractively landscaped and low-maintenance, perfect for relaxing or entertaining. To the front, there is off-street parking for two cars. The property also features a comprehensive security alarm system with internal motion sensors and CCTV coverage to both the front and rear of the home.

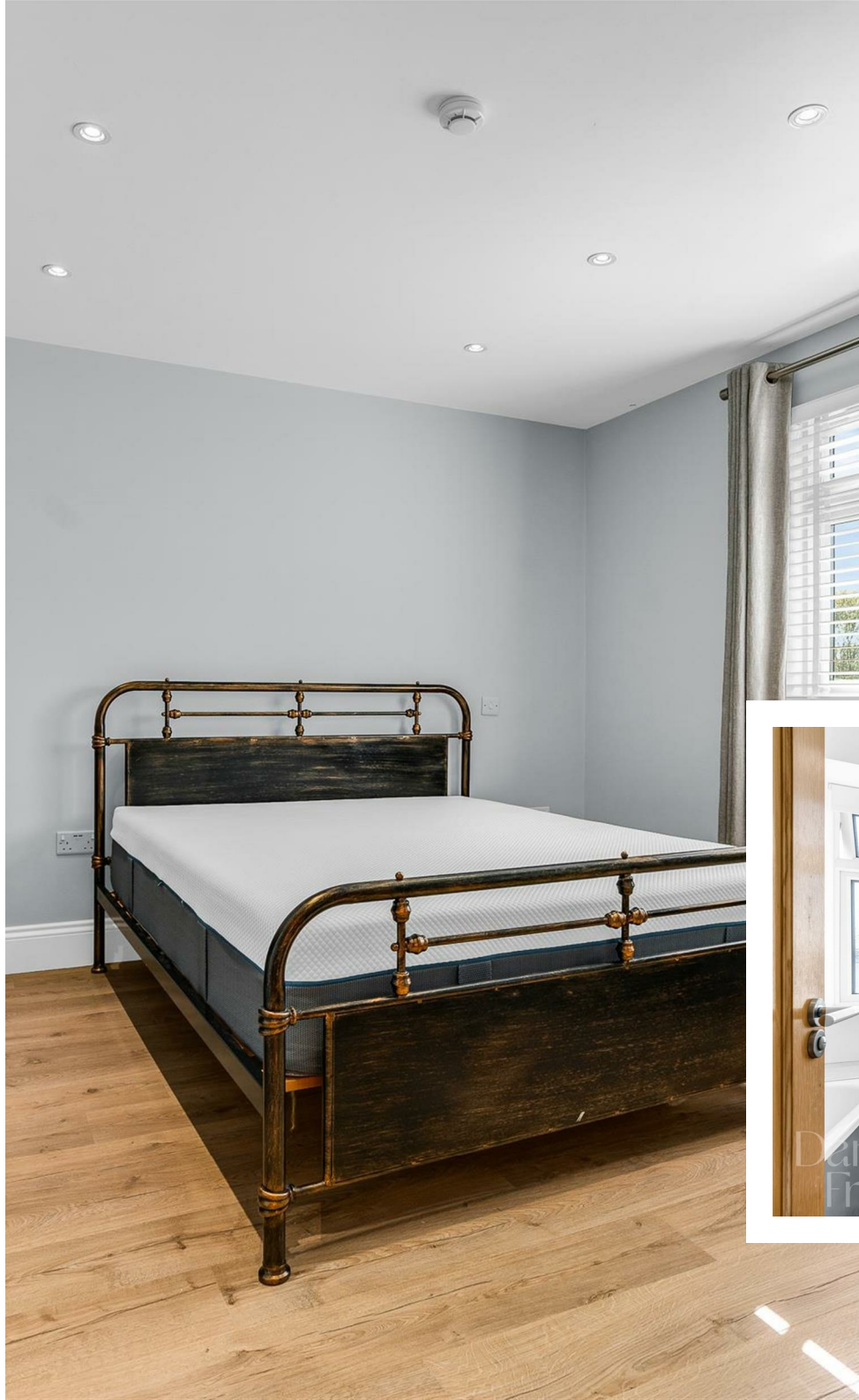
The property also offers excellent transport links with the Central Line and the M11 and M25 close by.

Tenure Freehold
Council Epping Forest

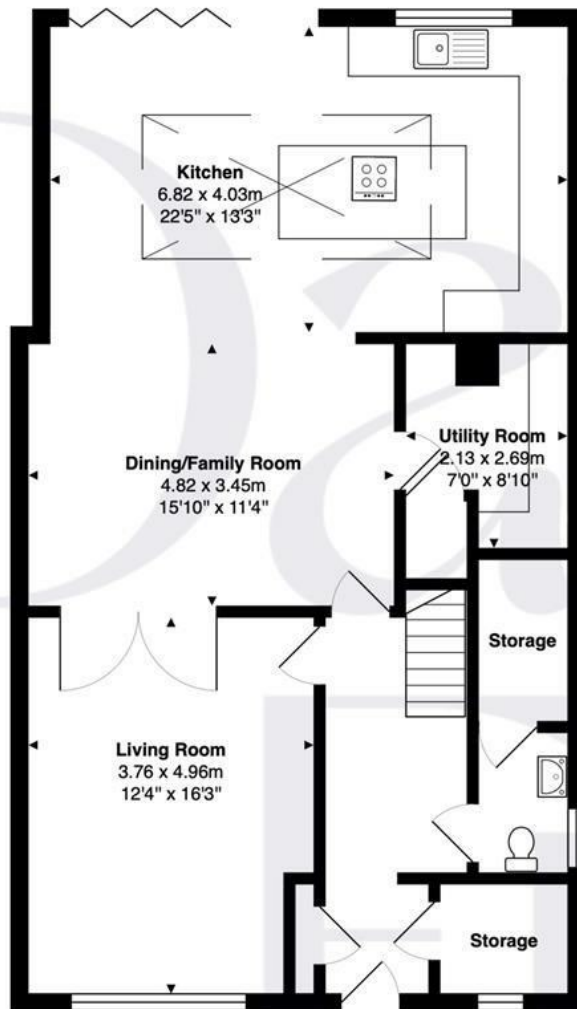




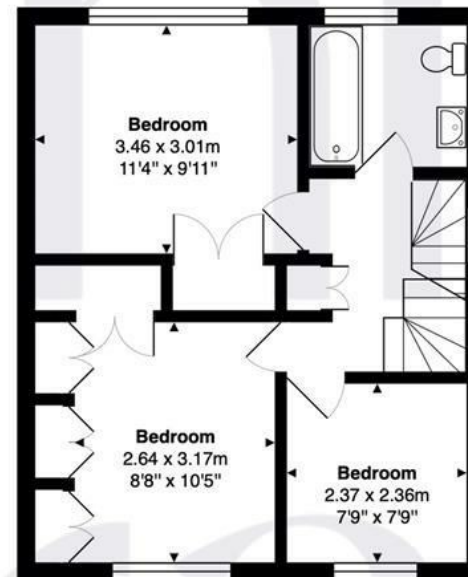
Your Next Chapter



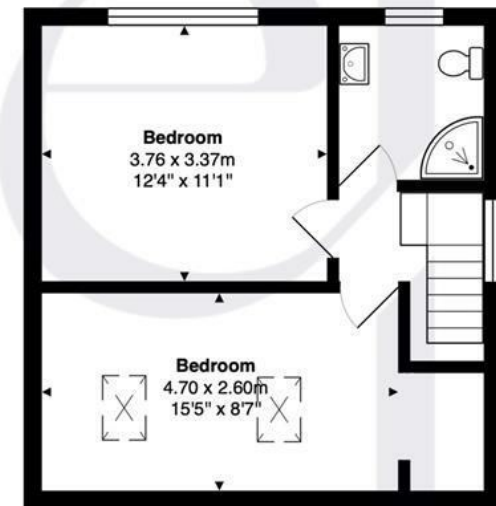
Your Next Chapter



Ground Floor
Area: 89.4 m² ... 963 ft²



First Floor
Area: 40.3 m² ... 434 ft²



Second Floor
Area: 35.8 m² ... 385 ft²

Total Area: 165.5 m² ... 1781 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	

