





14 Church Close Loughton, IG10 1LQ

Arranged over three floors, this spacious three bedroom town house begins on the ground floor, where there is a 15ft kitchen/diner alongside a 17ft store room, converted from the original garage.

Subject to the usual consents, this level offers excellent potential to be reconfigured into a generous open-plan living space.

The first floor is home to a bright 15ft lounge, providing a comfortable main living area.

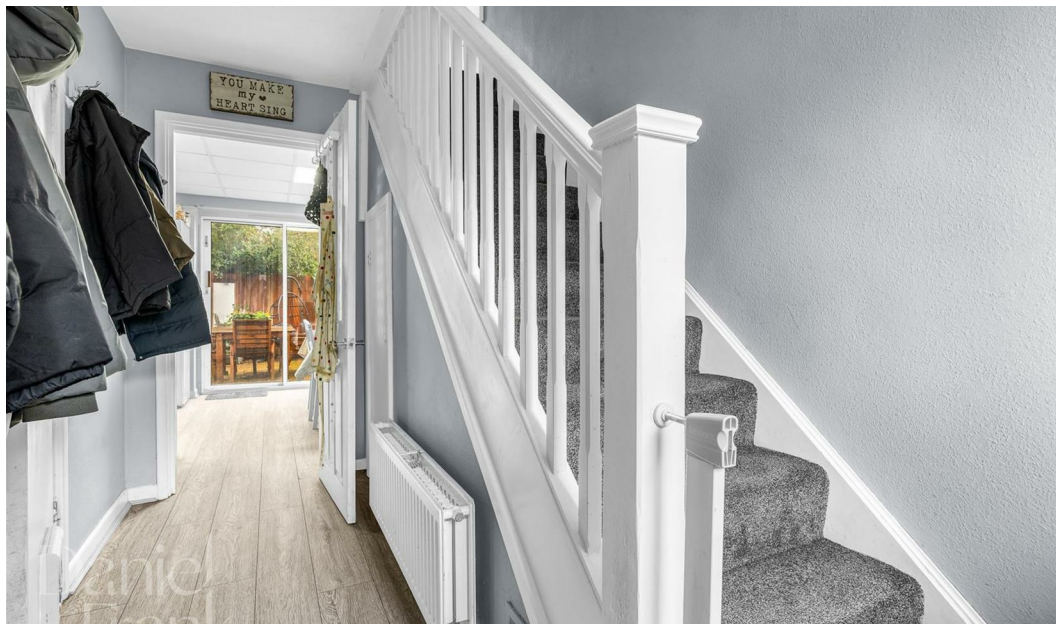
Rising to the upper floors, the accommodation comprises three well-proportioned double bedrooms, served by both a family bathroom and a separate shower room.

Externally, the property benefits from off-street parking for two cars and a 23ft rear garden.

The property is ideally located within the popular Staples Road Primary School catchment and is within walking distance of Loughton High Road, local shops and the open spaces of Epping Forest.

Tenure Freehold
Council Epping Forest

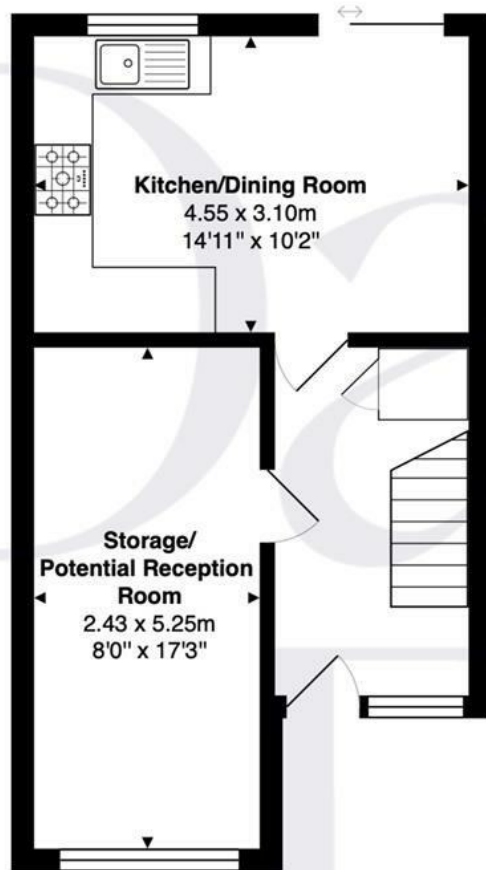




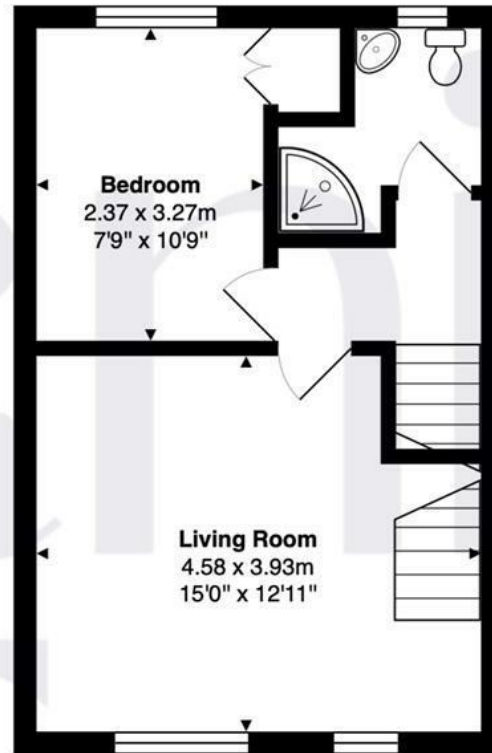
Your Next Chapter



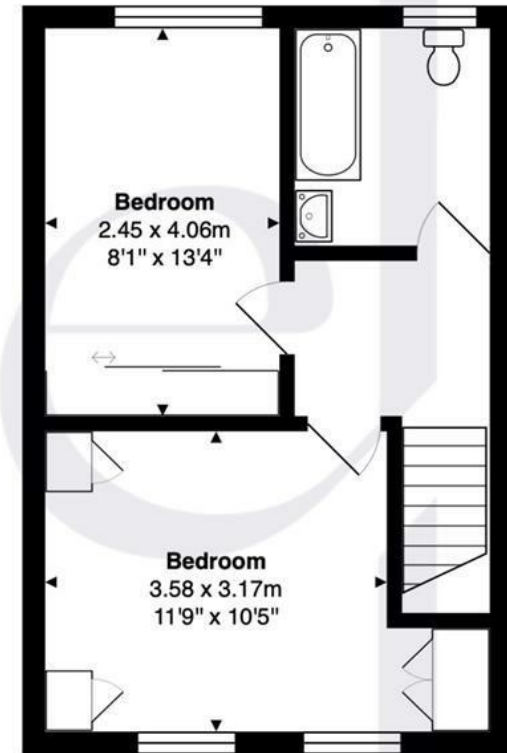
Your Next Chapter



Ground Floor
Area: 35.2 m² ... 379 ft²



First Floor
Area: 34.2 m² ... 369 ft²



Second Floor
Area: 34.3 m² ... 369 ft²

Total Area: 103.7 m² ... 1116 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 | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 71 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

