

Daniel
Frank





70 High Road Loughton, IG10 4QU

Located on High Road in Loughton, this four-bedroom detached family home combines modern style with rich historical character.

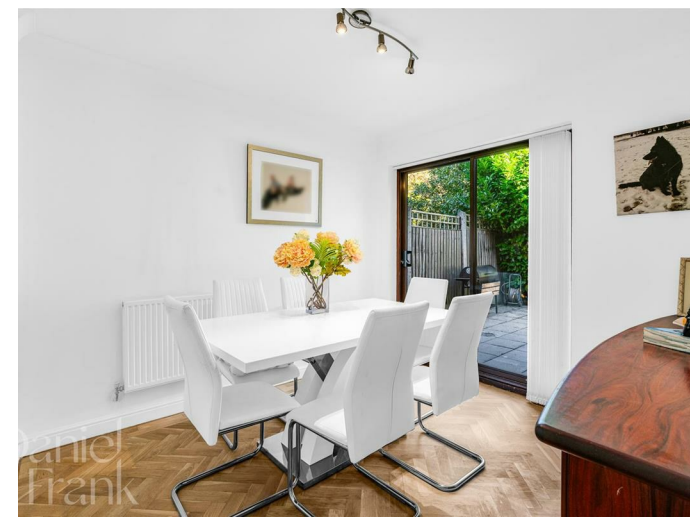
Constructed in the mid-1990s, the property forms part of a unique development on the former grounds of Loughton School – a site once home to renowned author and Japanese art expert Arthur Morrison at Salcombe House (1863–1945).

Inside, a bright and welcoming entrance hall leads to a living room with herringbone flooring, flowing seamlessly into a dining room with rear garden access. The ground floor also features a newly fitted kitchen, a utility area, and a convenient downstairs WC. The utility room provides access to an integral garage.

Upstairs, the first floor hosts four bedrooms, with the two largest benefiting from fitted wardrobes. There are two bathrooms, including an en-suite to the main bedroom.

Externally, the property boasts a sunny west-facing garden and a large, gated private driveway. It is just a short walk to Loughton High Road and Central Line station, shops, cafés, and local amenities.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



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.

Property marketing provided by www.matthewkyle.co.uk



WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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	

