





17 Regents Place Loughton, IG10 4PP

Offered to the market chain free, this beautifully presented four-bedroom family home is situated within the ever-popular Great Woodcote Park Estate.

Arranged over three floors, the property provides generous and well-designed living space throughout.

The ground floor features a welcoming entrance hall, a convenient downstairs WC, and a modern fitted kitchen complete with integrated appliances. The bright and spacious lounge-dining area opens onto a lovely rear sunroom, creating an ideal space for family living and entertaining.

On the first floor, you will find three well-proportioned bedrooms, including one with fitted wardrobes and a private en-suite shower room. A contemporary family bathroom serves the remaining rooms on this level.

The top floor is dedicated to the impressive master bedroom, which boasts excellent proportions, fitted wardrobes, and a stylish en-suite.

Externally, the property benefits from off-street parking for one car, a garage, and a good-sized, low-maintenance rear garden.

Great Woodcote Park is a beautiful development featuring scenic ponds, immaculately maintained communal areas, and the added reassurance of a 24-hour security office.

Service charge - £1560 per annum.

EPC - To be confirmed.

Tenure Freehold
Council Epping Forest

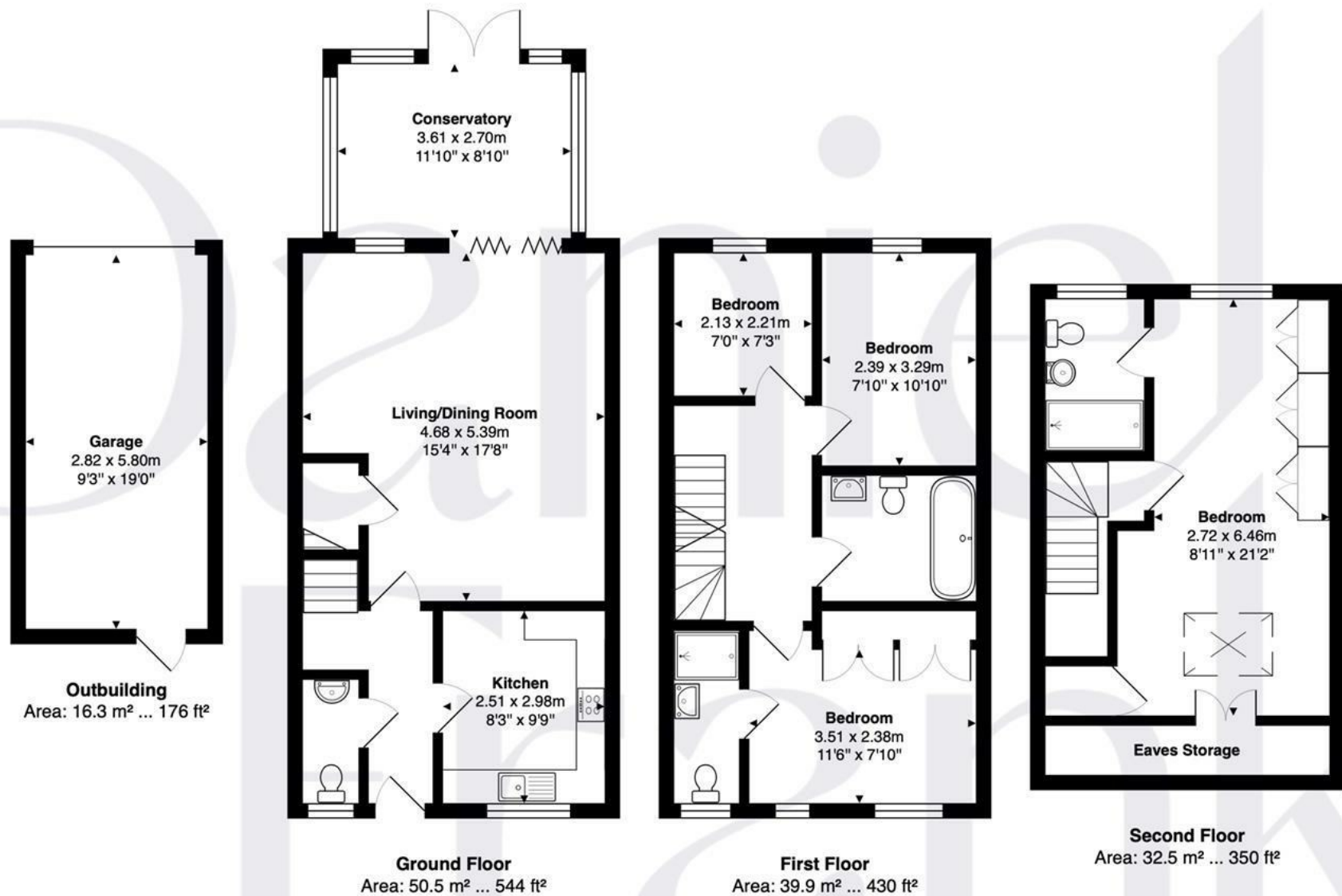




Your Next Chapter



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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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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	

