

Daniel
Frank





2 Steeds Way Loughton, IG10 1HX

This well-presented three-bedroom detached family home offers spacious and versatile accommodation arranged over three levels.

Upon entering, you are welcomed by a bright and spacious entrance hallway featuring attractive herringbone flooring. The ground floor comprises a generous open-plan kitchen and dining area, ideal for modern family living and entertaining, alongside a separate utility room with side access. To the rear, a large reception/dining room boasts a charming feature fireplace and flows seamlessly into a conservatory, which overlooks and provides direct access to the rear garden. A convenient downstairs WC completes this floor.

The basement level offers a versatile additional reception room, currently suited as a family room or home office, benefiting from natural light.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, all served by a contemporary family bathroom.

Externally, the property enjoys a well-maintained rear garden with side gate access, offering an excellent space for outdoor relaxation and entertaining. To the front, there is the added benefit of off-road parking.

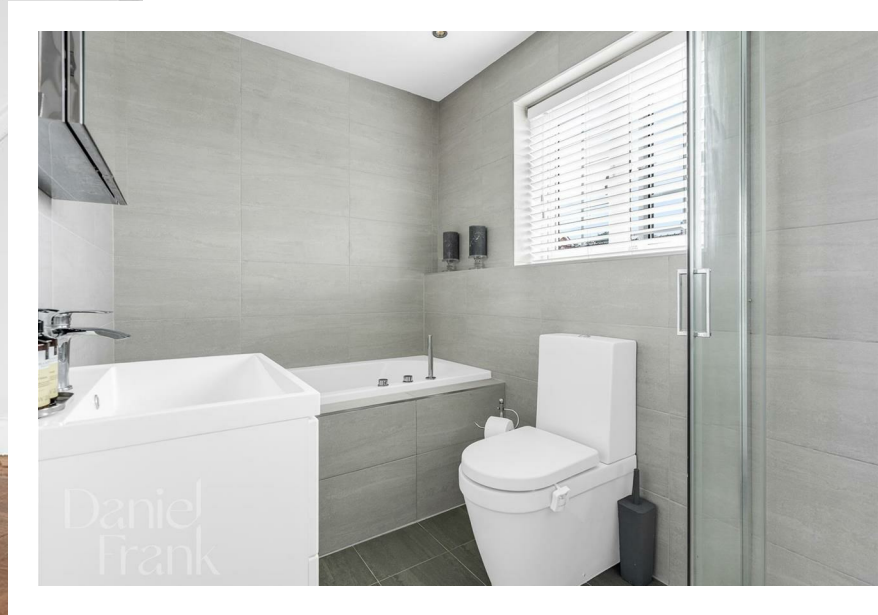
Ideally located within close proximity of Loughton High Road, residents can enjoy a wide range of shops, restaurants, cafés and local amenities, whilst excellent transport links are available via London Underground Central line at Loughton Underground Station. The vast green open spaces of Epping Forest are also nearby, providing miles of woodland walks.

Tenure Freehold
Council Epping Forest

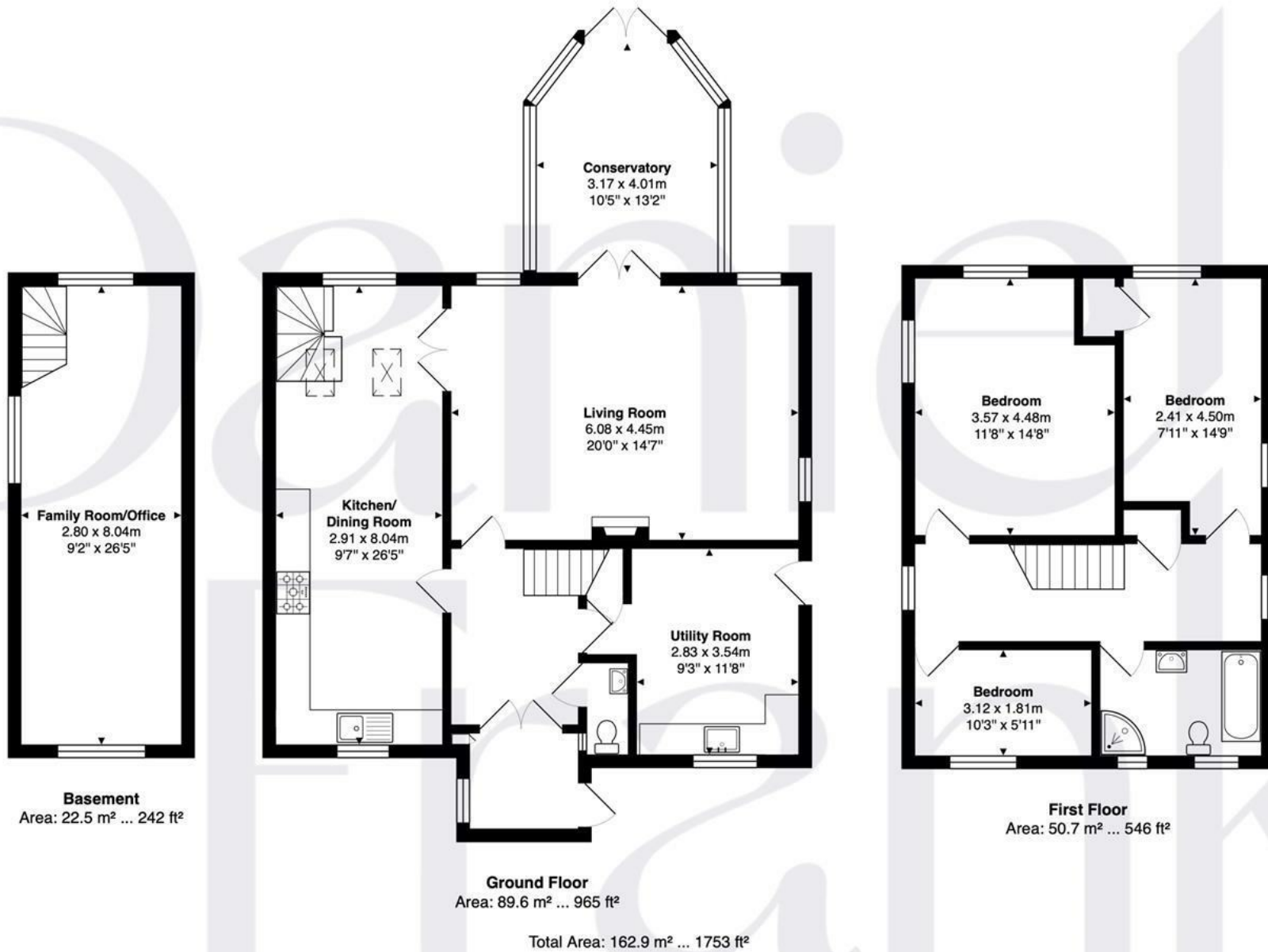




Your Next Chapter



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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		69	81
(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		