

Daniel
Frank





6A High Road Loughton, IG10 4QZ

Set back from the High Road and screened by mature trees and shrubs, this unique four-bedroom detached home offers privacy, generous living space and well-balanced accommodation. The main living space is arranged across one principal floor, with a garage and additional storage at ground level.

The property is approached via a spacious driveway providing ample off-street parking, alongside a garage, separate storage room and a large front lawn.

An impressive entrance hall leads through to a bright living room, centred around a characterful fireplace with wood-burning stove - perfect for relaxing.

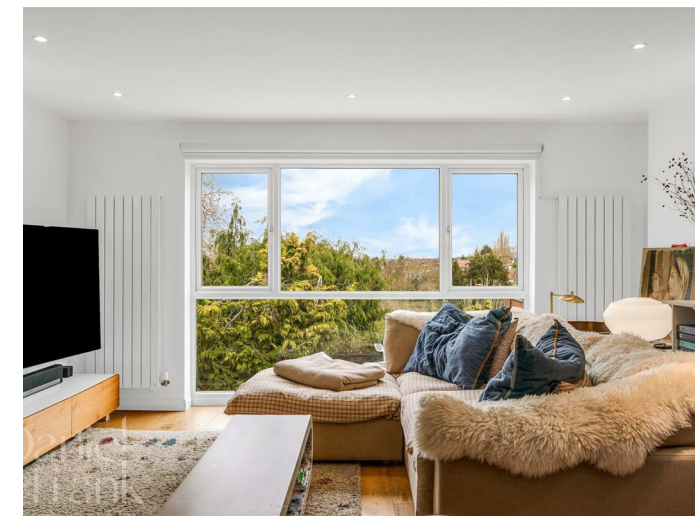
The kitchen/dining room forms a practical and sociable hub of the home, featuring a breakfast bar, extensive worktop space and excellent storage, with ample room for dining and day-to-day family life.

The accommodation comprises a generous principal bedroom with a contemporary ensuite shower room, along with three further double bedrooms, all served by a modern family bathroom.

To the rear, the garden is well maintained and includes a patio area, ideal for outdoor dining.

Ideally located, the property is just 0.4 miles from Loughton Central Line Station and within easy walking distance of Loughton High Road, offering a wide range of cafés, restaurants and everyday amenities.

Tenure Freehold
Council Epping Forest

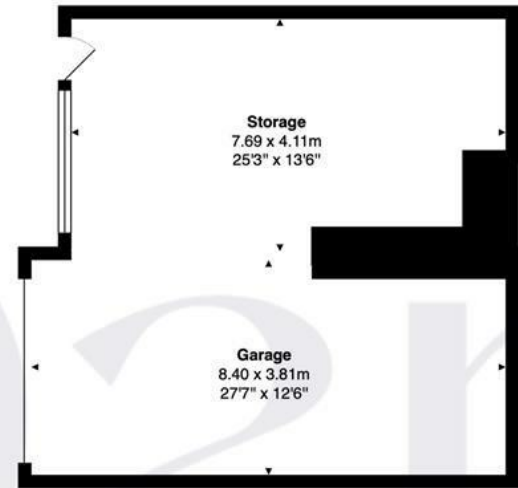




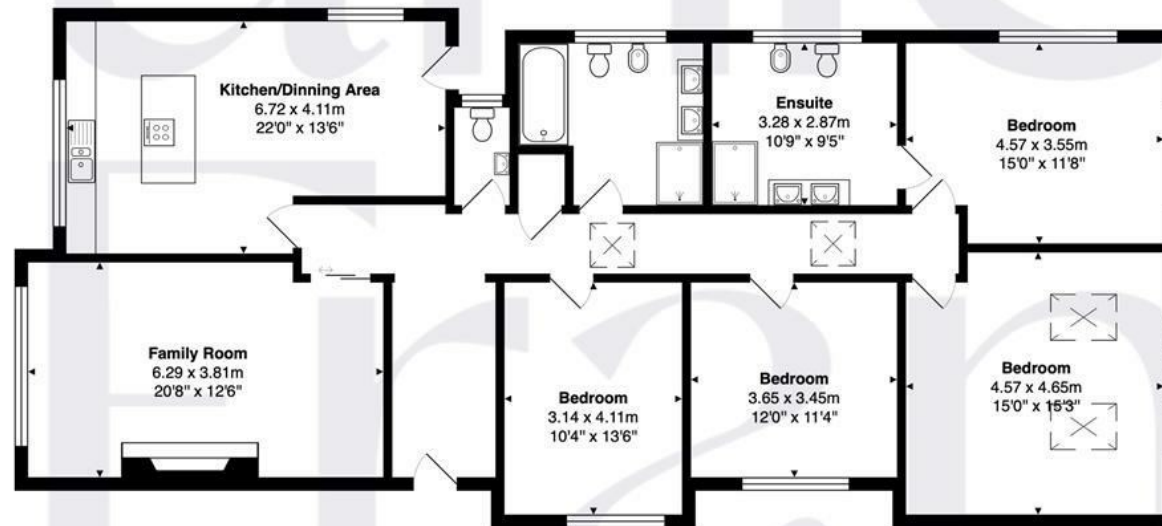
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 63.3 m² ... 682 ft²



First Floor
Area: 158.4 m² ... 1705 ft²
Total Area: 221.7 m² ... 2387 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		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

