

Daniel
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9 Albion Park Loughton, IG10 4RB

An immaculately presented detached family home, ideally positioned at the end of one of Loughton's most sought-after cul-de-sac roads, offering an exceptionally quiet and peaceful setting. Located just moments from the open green spaces of Epping Forest and within walking distance of Loughton's vibrant High Road and Central Line station.

The property opens into a spacious and welcoming hallway, leading to a bright dual-aspect living room with windows to the front and doors opening directly onto the garden, creating an excellent space for both relaxing and entertaining. The ground floor also benefits from a formal dining room, a downstairs WC and access to the kitchen. The kitchen flows into a breakfast room with further doors to the garden, while beyond this is an additional sitting room and a separate utility area, offering versatile family living.

On the first floor there are four well-proportioned bedrooms, along with a large 2.95m x 1.45m storage cupboard. This floor is served by a family bathroom as well as an en-suite shower room to one of the bedrooms.

The top floor is dedicated to an impressive principal bedroom suite featuring fitted wardrobes and a spacious en-suite bathroom.

Externally, the property enjoys a large driveway to the front providing off-street parking for several vehicles. To the rear is a beautifully mature garden with a patio seating area, offering excellent privacy thanks to established planting and greenery.

Tenure Freehold
Council Epping Forest

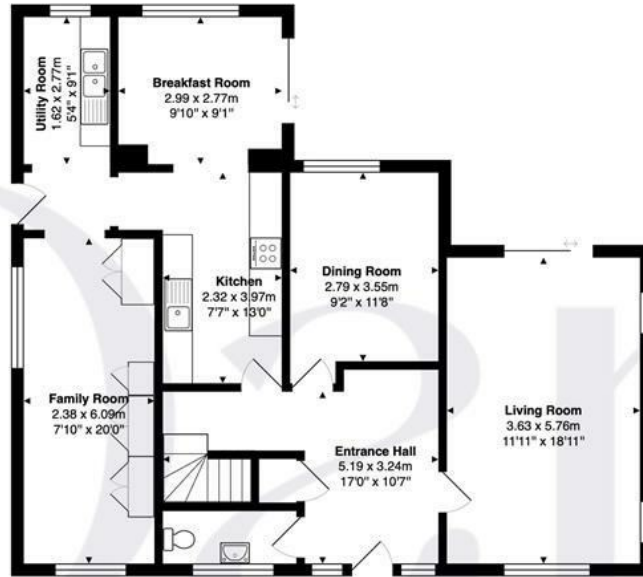




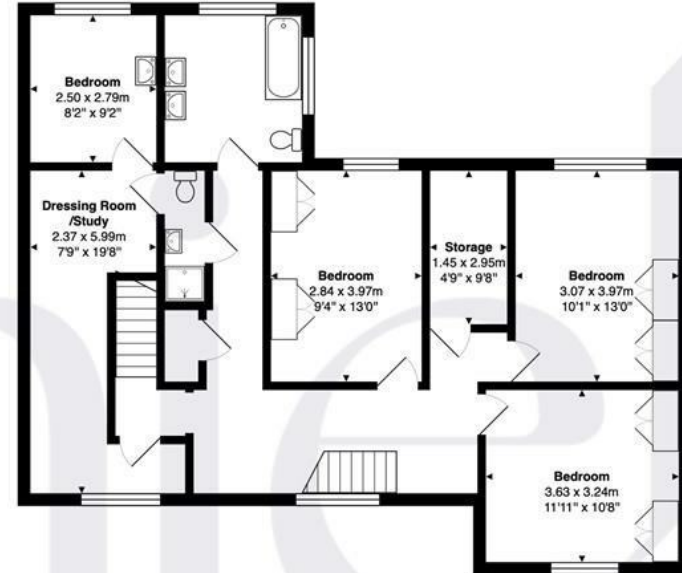
Your Next Chapter



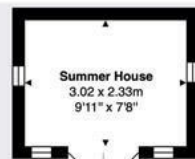
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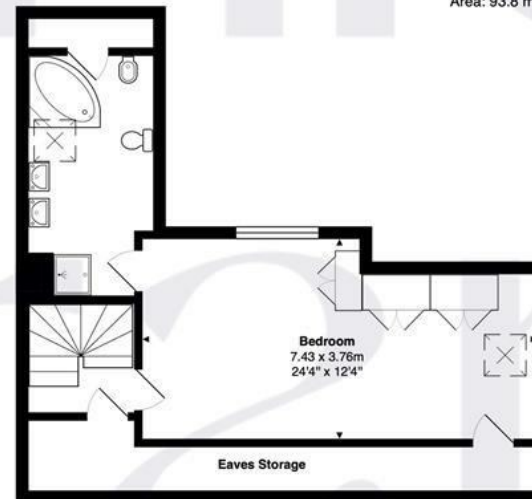
Ground Floor
Area: 93.6 m² ... 1007 ft²



First Floor
Area: 93.8 m² ... 1010 ft²



Outbuilding
Area: 7.2 m² ... 78 ft²



Second Floor
Area: 52.4 m² ... 564 ft²

Total Area: 247.0 m² ... 2658 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	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

