

Daniel  
Frank





## 64 Lower Park Road Loughton, IG10 4NA

This spacious four-bedroom detached family home offers well-proportioned accommodation throughout, complemented by a generous garden, driveway and a great location just 0.2 miles from Loughton Central line station.

The ground floor features a welcoming living room with a characterful feature brick fireplace, creating a comfortable and inviting reception space. To the rear, a well-equipped kitchen is complemented by a separate dining room, which leads through to a spacious conservatory with direct access onto the garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, served by two family bathrooms, providing excellent flexibility for modern family living.

Externally, the property benefits from a spacious rear garden, offering an excellent outdoor space, alongside a private driveway providing off-road parking.

The location is particularly appealing, with the station just 0.2 miles away, providing convenient transport links into London. Loughton High Road is also within a short walk, offering an excellent selection of shops, restaurants, cafés and everyday amenities, while the beautiful open spaces of Epping Forest are also close by.

**Tenure** Freehold  
**Council** Epping Forest

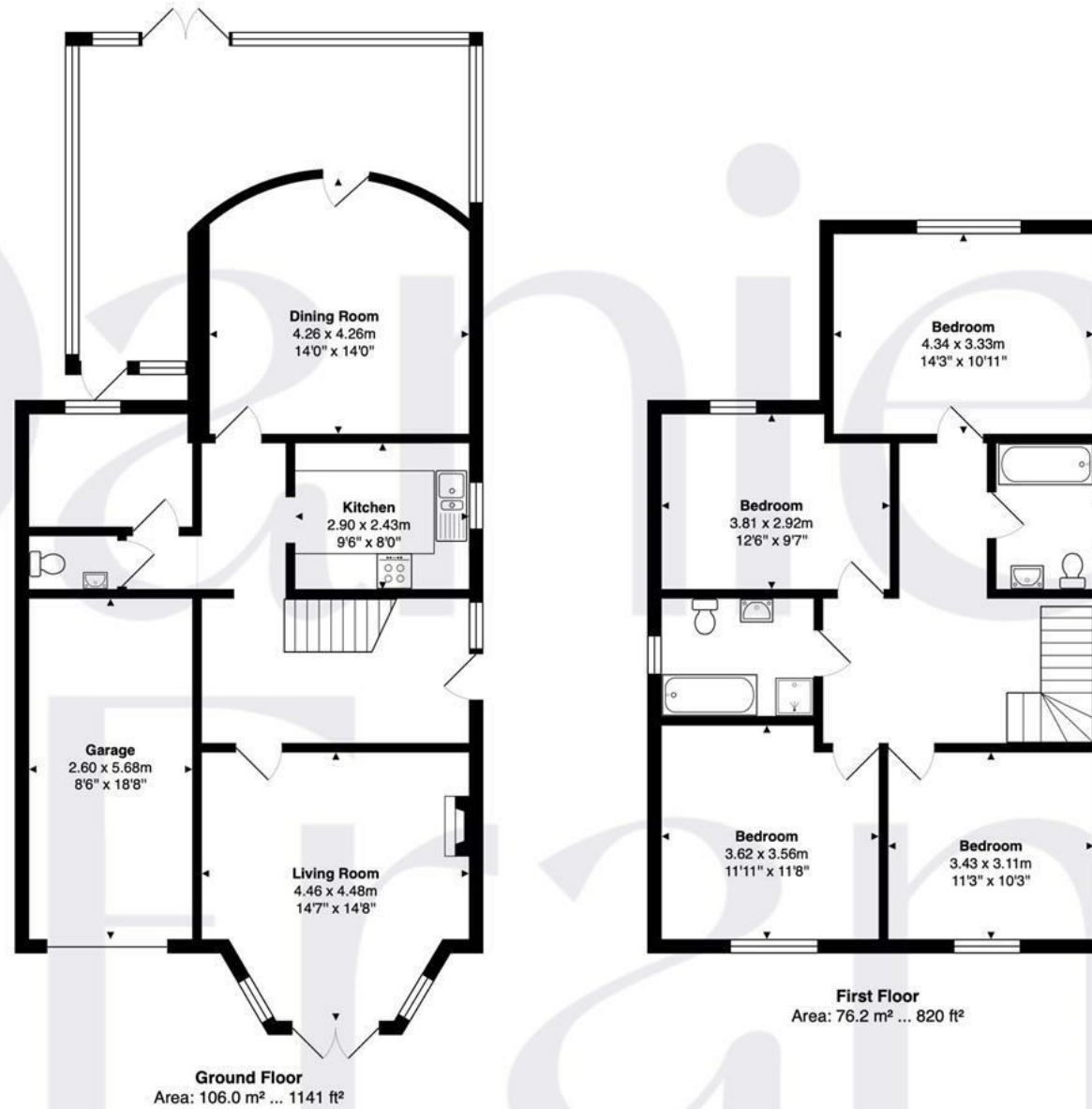




Your Next Chapter



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Total Area: 182.2 m<sup>2</sup> ... 1962 ft<sup>2</sup>

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

