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40 Lower Park Road
Loughton, IG10 4NA

A beautifully presented four-bedroom Victorian semi-detached family home, ideally positioned just 0.2 miles from Loughton Central Line Station.

This attractive Victorian family home offers generous and versatile accommodation arranged over three floors, combining charming period character with well-presented contemporary living throughout.

The ground floor commences with a welcoming entrance hallway, leading through to a spacious living room, providing a comfortable and inviting space to relax. To the rear of the property is an impressive open-plan kitchen/dining room, forming the heart of the home. The kitchen is well appointed and offers ample storage and preparation space, with the dining area providing an excellent setting for both everyday family life and entertaining. A particularly appealing feature is the log-burning stove, creating a wonderful focal point and adding to the character and warmth of the space. The ground floor further benefits from a separate utility room and convenient cloakroom.

The first floor comprises three well-proportioned bedrooms, together with a family bathroom. The second floor has been thoughtfully converted to provide an impressive principal bedroom, offering excellent proportions and additional eaves storage.

Externally, the property benefits from a good-sized rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment. To the front, there is the added advantage of off-street parking. The property also benefits from a detached outbuilding, currently arranged to provide a gym/office alongside separate storage, offering excellent flexibility for those working from home, requiring additional recreational space or simply looking for useful storage.

EPC - To be confirmed.

Tenure Freehold
Council Epping Forest





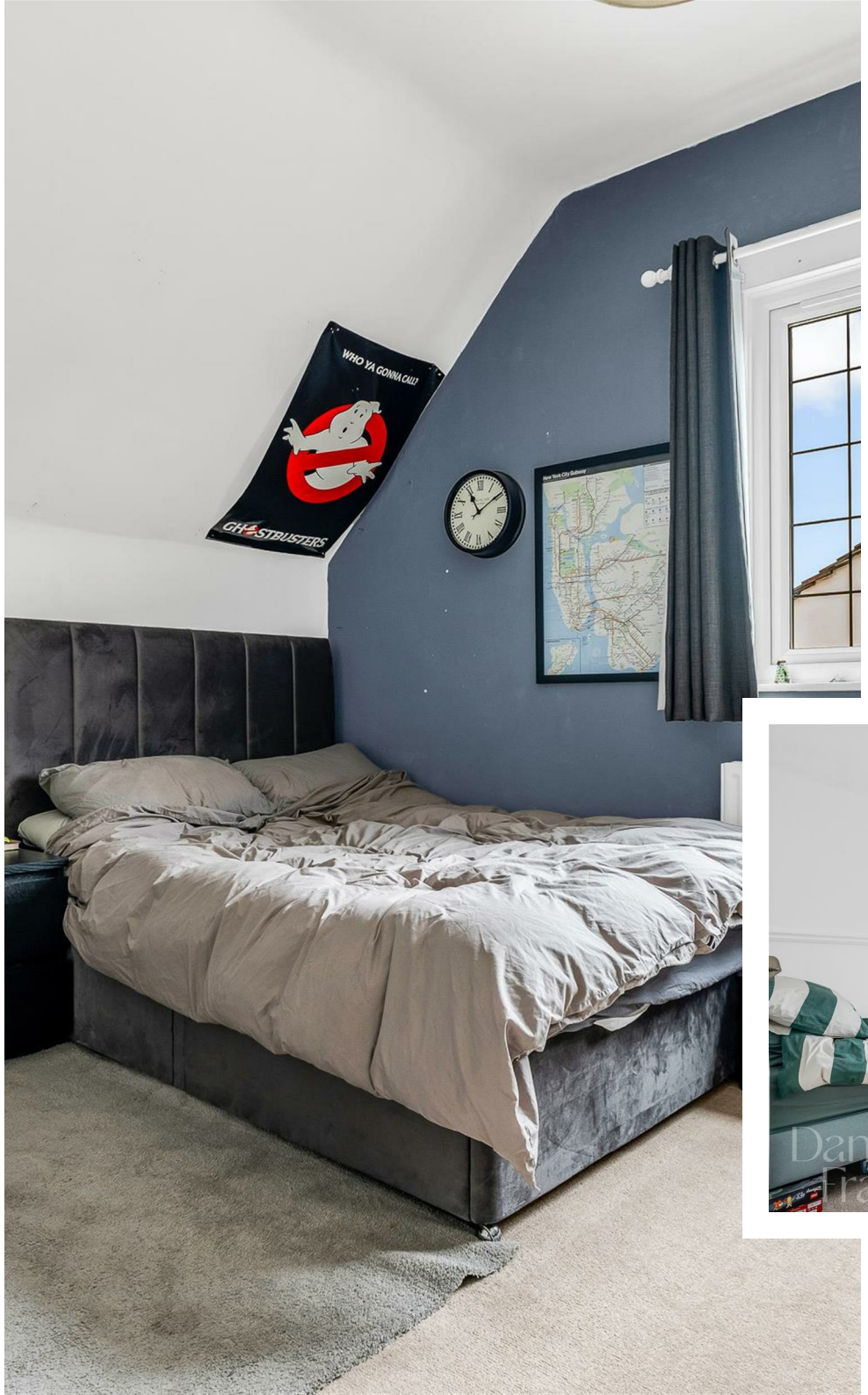








Your Next Chapter







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Total Area: 174.5 m² ... 1878 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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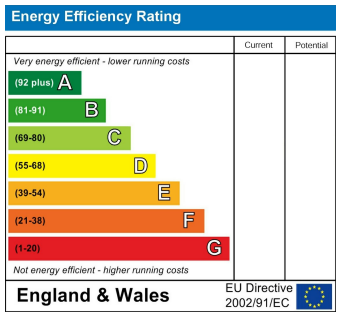
WHY LOUGHTON?

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.







danielfrank.co.uk | 020 8016 0116 | contact@danielfrank.co.uk