Daniel Frank

35 Sedley Rise
Loughton, IG10 1LS

Beautifully presented throughout, this charming three-bedroom home is ideally located just 0.7 miles from Loughton High Road and within close proximity to Epping Forest.

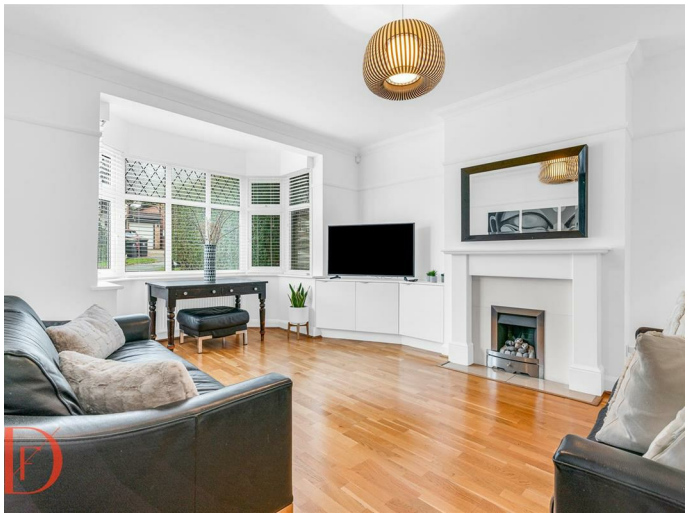
The ground floor welcomes you with a bright and inviting hallway, leading to a spacious living room and an open-plan kitchen/dining area featuring a modern fitted kitchen. A downstairs WC completes this level.

Upstairs, you'll find two generously sized double bedrooms with fitted wardrobes, a stylish four-piece family bathroom, and a third bedroom currently used as a home office/study.

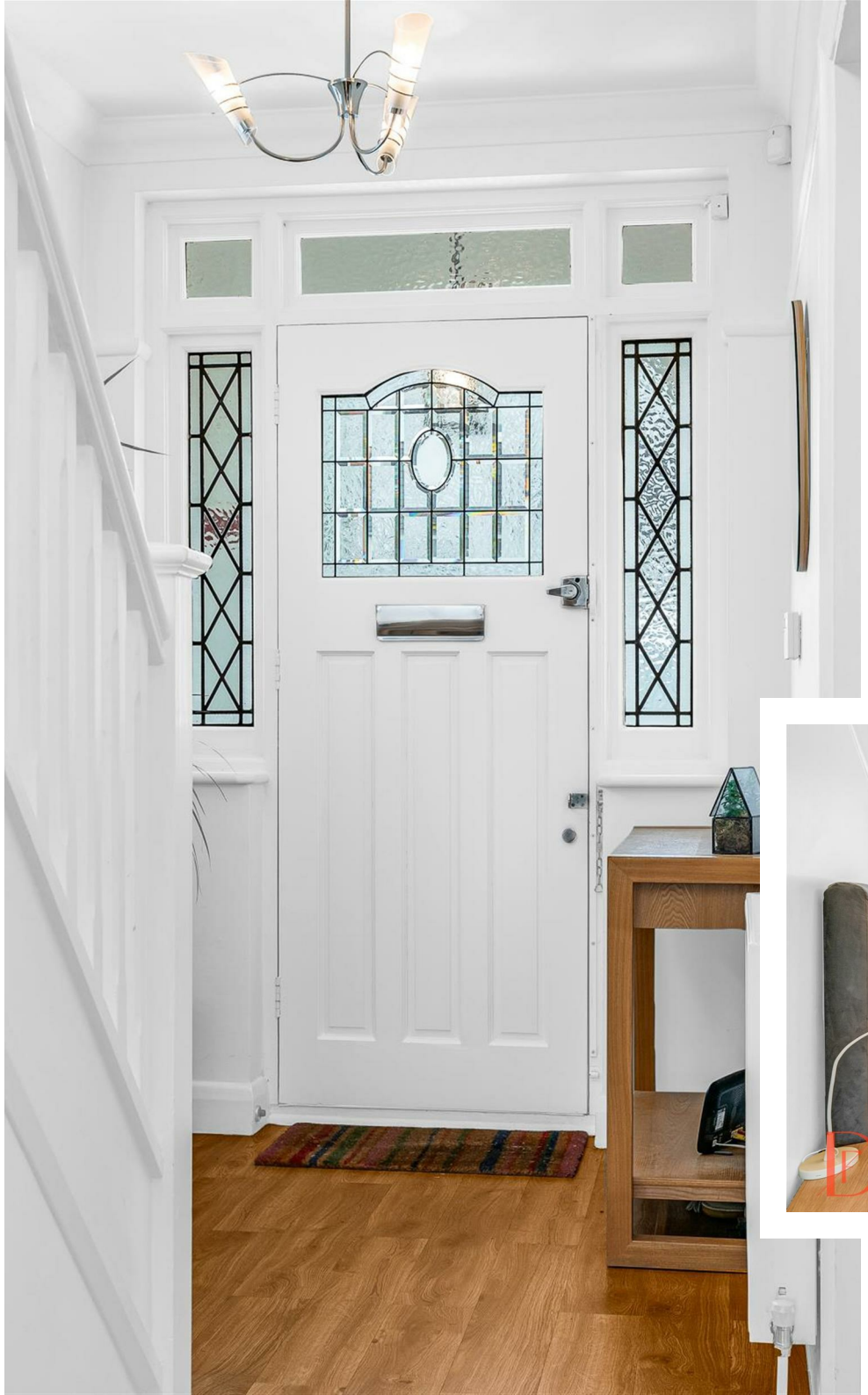
The rear garden extends to approximately 60 feet and includes a versatile outbuilding with a shower room, currently serving as both a utility space and an office.

To the front, the property offers convenient off-street parking.

Tenure Freehold
Council Epping Forest

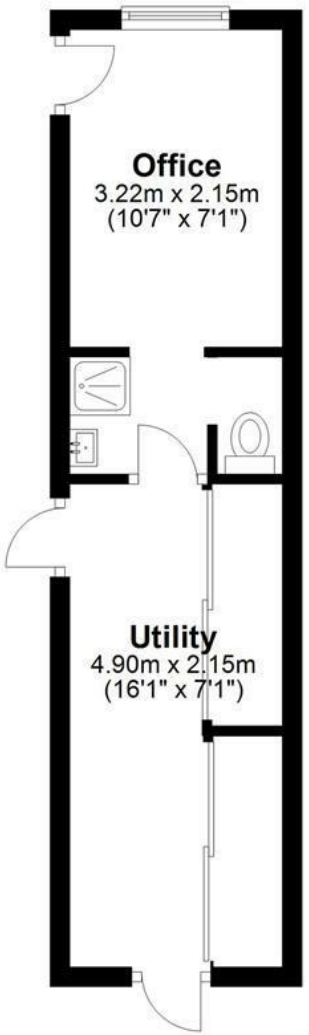


Your Next Chapter

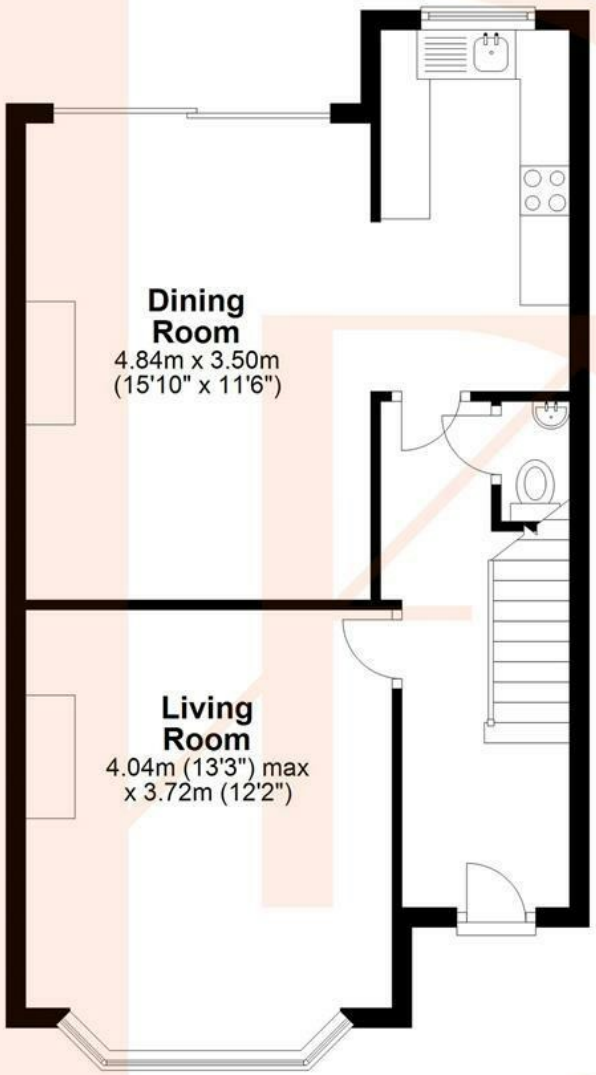


Your Next Chapter

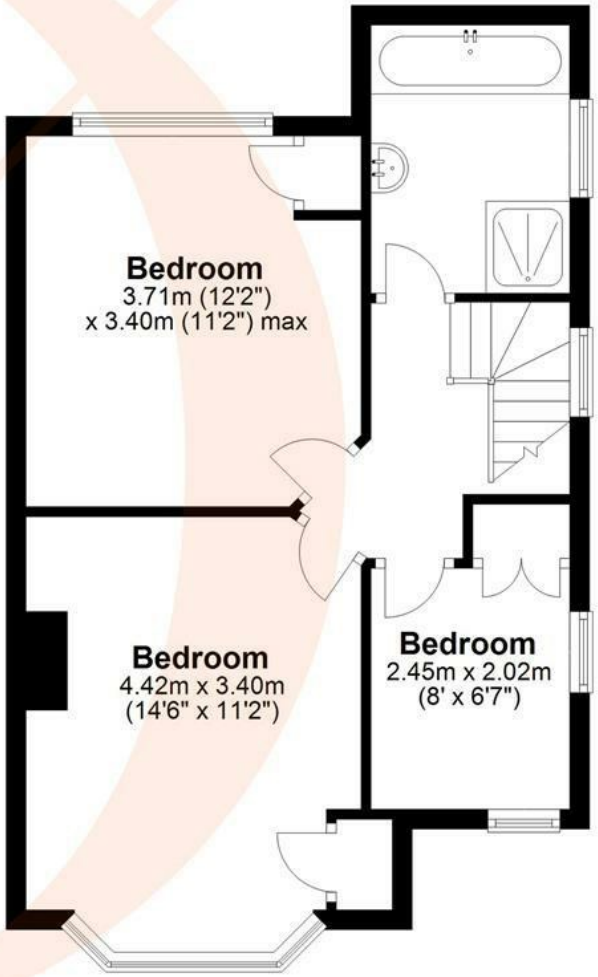
Outbuilding
Approx. 20.5 sq. metres (220.7 sq. feet)



Ground Floor
Approx. 49.9 sq. metres (537.5 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 114.6 sq. metres (1233.0 sq. feet)

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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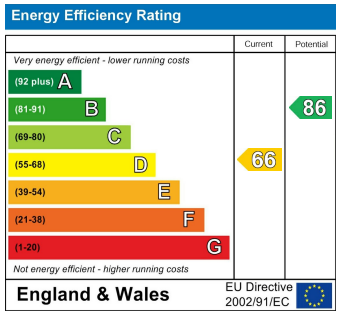
WHY LOUGHTON?

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 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.



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