

Daniel Frank





4 Crescent View High Road Loughton, IG10 4PZ

Guide Price - £325,000 - £340,000

This well-presented, first floor, three-bedroom apartment offers bright and spacious accommodation throughout, ideally positioned within easy reach of Loughton High Road and excellent transport links. The property is offered with a share of freehold.

The property features a welcoming and generously sized living room with a charming bay window fitted with shutters, allowing for plenty of natural light and creating a warm and inviting space. The modern kitchen is both stylish and practical, offering ample storage and workspace, perfectly suited to everyday living.

There are three well-proportioned bedrooms, including a spacious principal bedroom, along with two further bedrooms providing flexible space for guests, a home office, or family use. A family bathroom completes the accommodation.

Externally, residents benefit from well-maintained communal gardens, offering a pleasant outdoor space to enjoy. The property is conveniently located just 0.5 miles from Loughton Central Line Station and within walking distance of Loughton High Road, with its wide range of shops, cafés, restaurants, and local amenities as well as the nearby green open spaces of Epping Forest.

Tenure Leasehold
Council Epping Forest

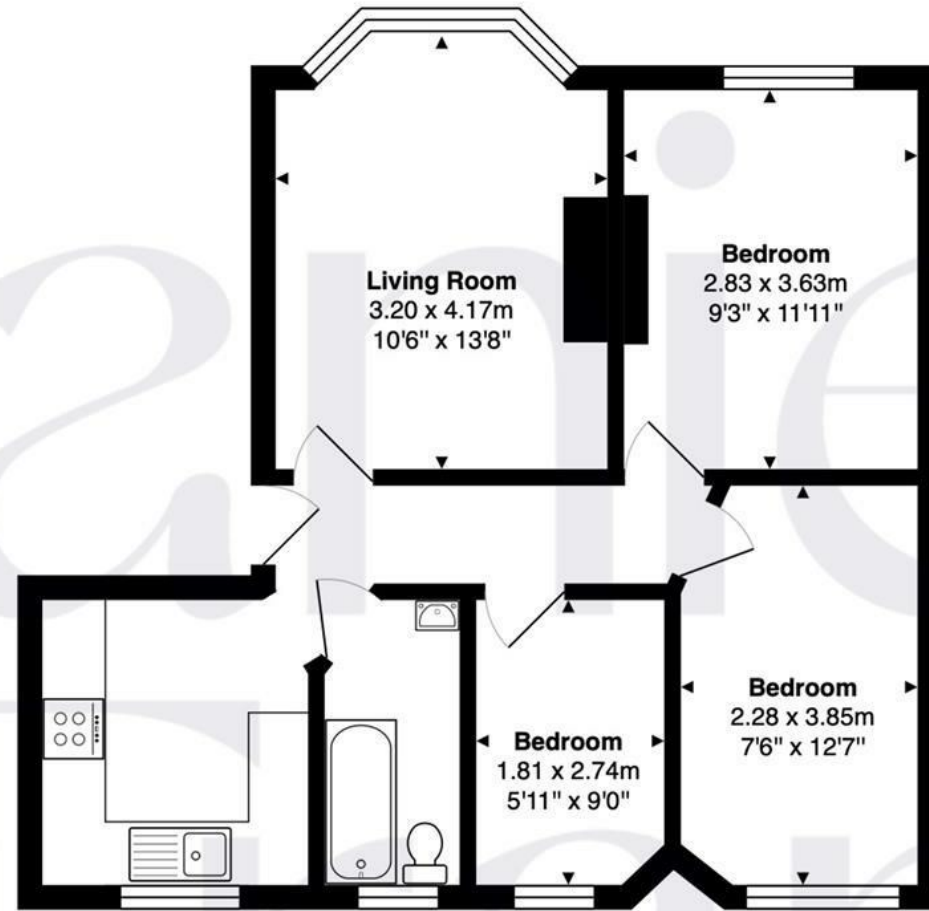




Your Next Chapter



Your Next Chapter



First Floor

Total Area: 54.3 m² ... 584 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.

Property marketing provided by www.matthewkyle.co.uk



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		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

