Daniel Frank

1 Salcombe Park
Loughton, IG10 4QT

Offered to the market with no onward chain, this attractive four-bedroom detached family home enjoys a peaceful position within a quiet cul-de-sac. Ideally located, the property is just a short walk from Loughton Central Line Station, the expansive green spaces of Epping Forest, a selection of highly regarded state and private schools, and the vibrant High Road with its array of shops, cafés, and restaurants.

The accommodation is arranged across two floors. Upon entering, a welcoming entrance hall leads to a well-appointed kitchen with integrated appliances, a separate utility area, a formal dining room, a generous living room with direct access to the rear garden, and a useful study, together with a ground-floor WC. The main living room benefits from air conditioning, providing year-round comfort and making it an ideal space for both family living and entertaining.

Upstairs, the principal bedroom benefits from fitted wardrobes, a private en-suite and air conditioning. There are two further generously sized double bedrooms, one with built-in storage, alongside a fourth bedroom and a family walk-in shower room.

Outside, the beautifully maintained rear garden offers a high degree of privacy and features established planting, a lawned area, and a patio perfect for outdoor dining and summer gatherings.

To the front, a detached double garage and private driveway provide ample off-street parking for multiple vehicles.

Yearly service charge: £1,088.86.

Tenure Freehold
Council Epping Forest

Your Next Chapter

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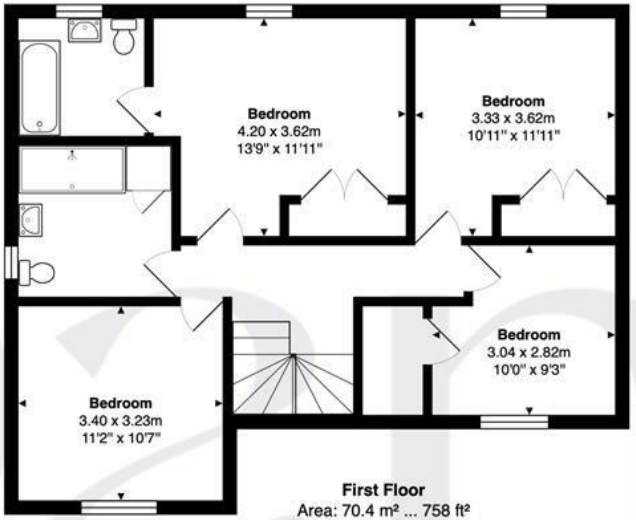
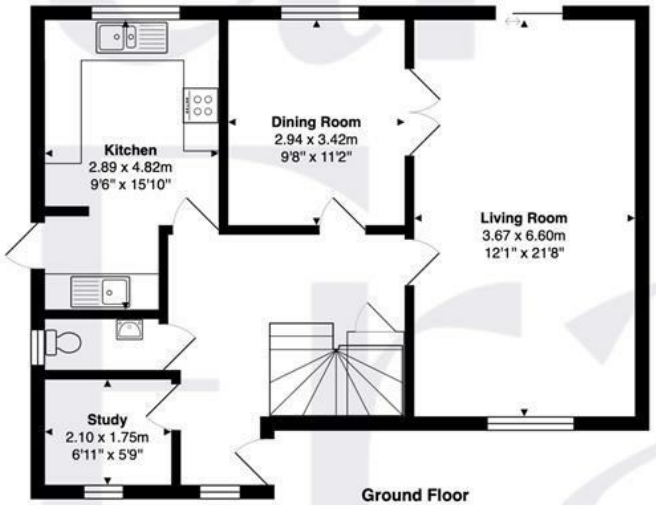


First Floor
Area: 70.4 m² ... 758 ft²

Outbuilding
Area: 28.7 m² ... 309 ft²



Ground Floor
Area: 70.4 m² ... 758 ft²

Total Area: 169.6 m² ... 1826 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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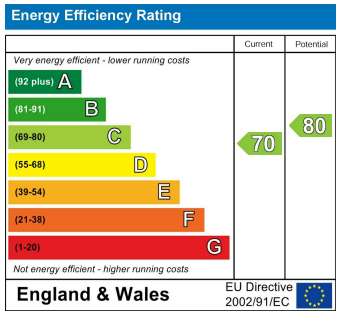
WHY LOUGHTON?

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. Just a few minutes' walk away is Café Mila, a lovely restaurant and popular with the local residents. Also within a short walk are a dental surgery and a dry cleaners, adding further convenience for everyday essentials.

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.



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