

Daniel  
Frank





## 42 Deepdene Path Loughton, IG10 3PS

Having been lovingly owned by the same family for nearly 60 years, this beautifully presented three double bedroom end-of-terrace home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

The ground floor provides a wonderful open and sociable feel, centred around a bright lounge with large windows allowing plenty of natural light. This flows through to a modern fitted kitchen offering excellent storage and integrated appliances. To the rear, a conservatory creates an additional reception space, perfect for dining, entertaining or relaxing while enjoying views of the garden.

Across the upper floors are three well-proportioned double bedrooms, including a principal bedroom with a walk-in wardrobe, alongside a stylish modern shower room.

Externally, the property continues to impress with a block paved driveway providing off-street parking for multiple vehicles. Gated side access leads to the rear garden, designed for low maintenance and ideal for outdoor seating and entertaining.

Deepdene Path is a quiet residential turning conveniently located within walking distance of Debden Central Line Station, providing direct access into London. The property is also close to local shops and open playing fields.

Please note that the property is of No Fines Construction. Interested parties are advised to make their own enquiries with their mortgage lender or broker to confirm lending suitability prior to making an offer.

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

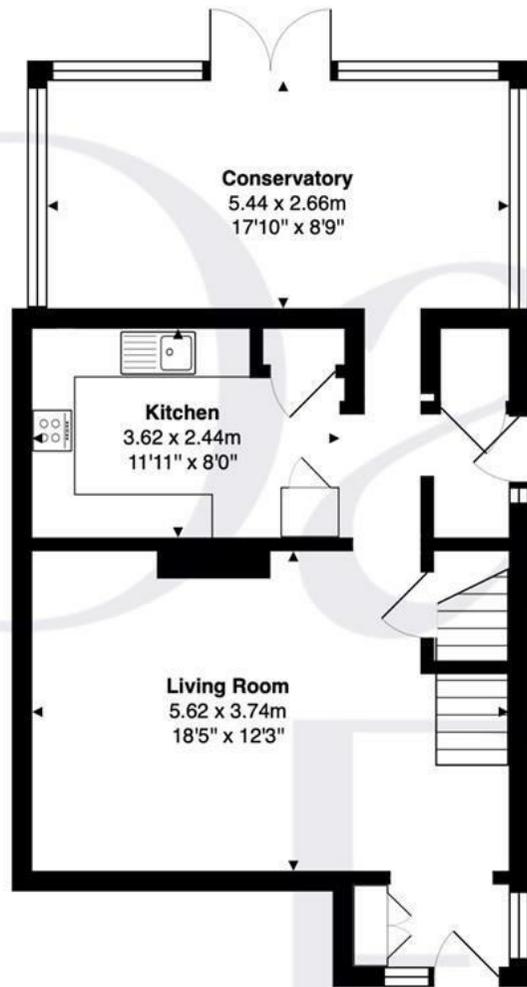




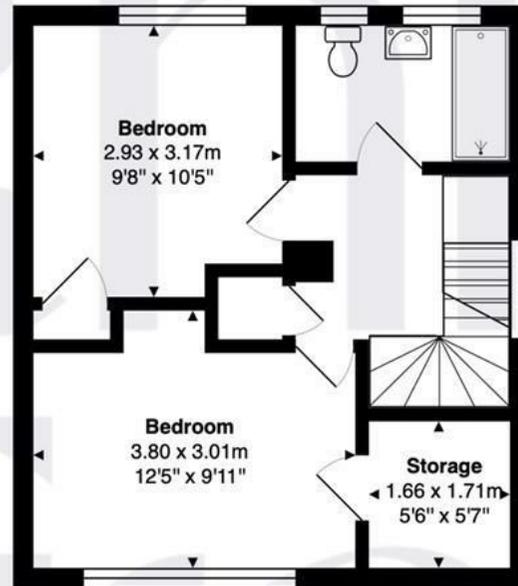
Your Next Chapter



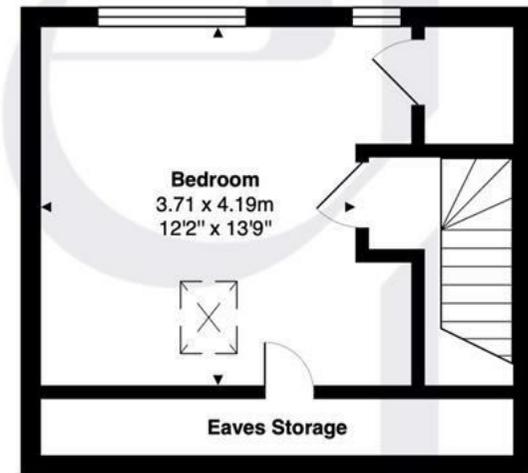
Your Next Chapter



**Ground Floor**  
Area: 53.5 m<sup>2</sup> ... 575 ft<sup>2</sup>



**First Floor**  
Area: 35.6 m<sup>2</sup> ... 384 ft<sup>2</sup>



**Second Floor**  
Area: 27.9 m<sup>2</sup> ... 300 ft<sup>2</sup>

**Total Area: 117.0 m<sup>2</sup> ... 1259 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>		63	75
(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 2002/91/EC	

