

Daniel
Frank





8 Wroths Path Loughton, IG10 1SH

This three-bedroom home offers stylish and contemporary living throughout, ideally situated in a quiet cul-de-sac setting.

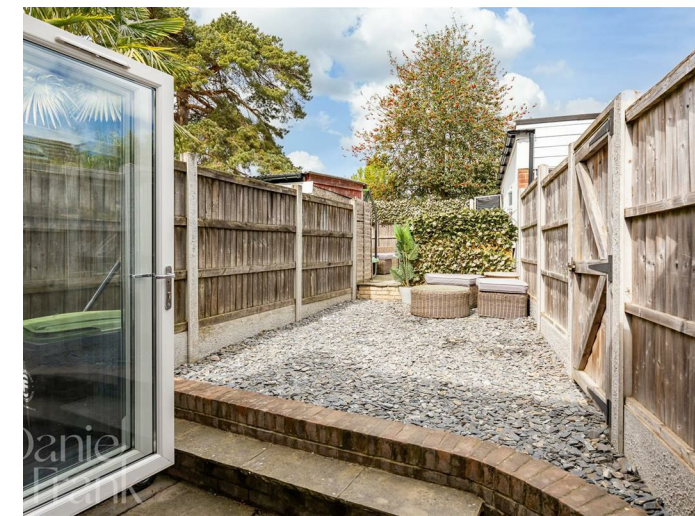
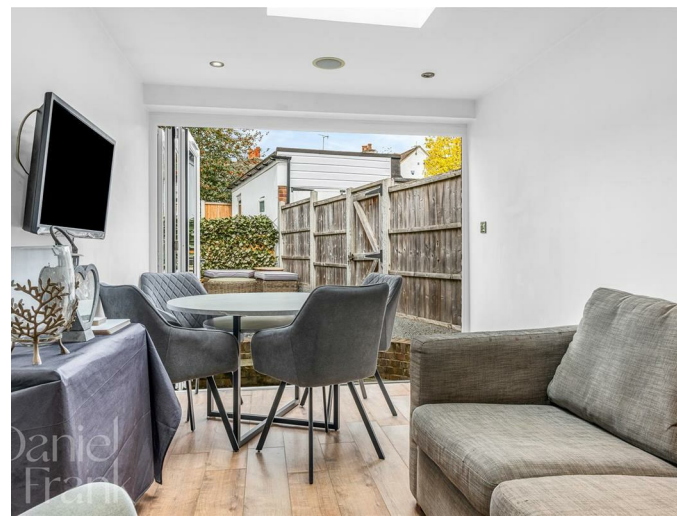
The ground floor features a bright living room alongside a stylish open-plan kitchen/dining area, fitted with a modern kitchen and finished with elegant wooden flooring. Bi-folding doors open seamlessly onto the rear garden, creating a fantastic indoor-outdoor flow and making the space ideal for both entertaining and everyday family life.

Upstairs, the property offers three well-proportioned bedrooms, complemented by a separate modern family bathroom. The home also benefits from a versatile outbuilding/garage, perfect for guests, a home office, or additional living space.

Externally, the property enjoys a well-maintained patioed rear garden, ideal for outdoor dining and relaxation. Further benefits include parking to both the front and rear of the property.

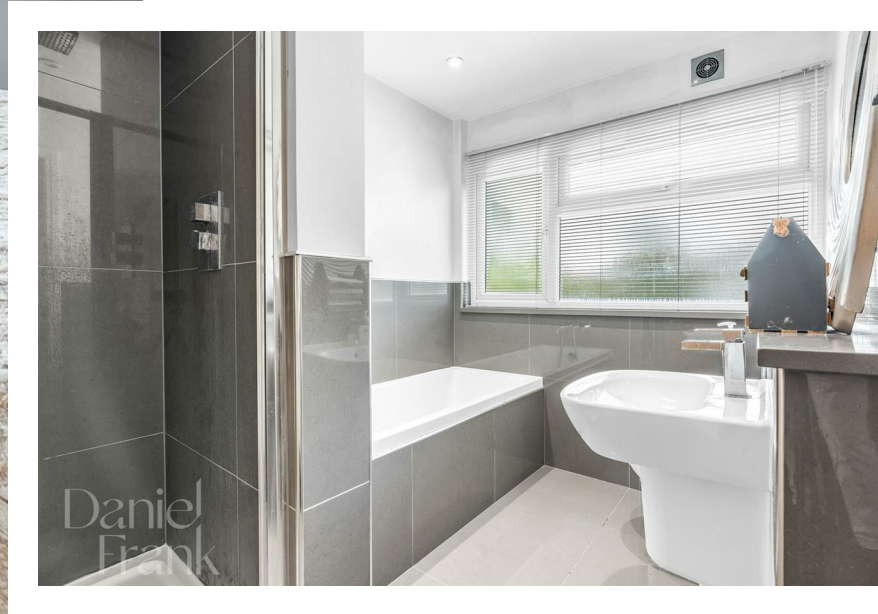
The property is conveniently located within close proximity to Loughton High Road, offering a wide range of shops, cafés, restaurants, and local amenities, as well as being moments from the beautiful open green spaces of Epping Forest.

Tenure Freehold
Council Epping Forest

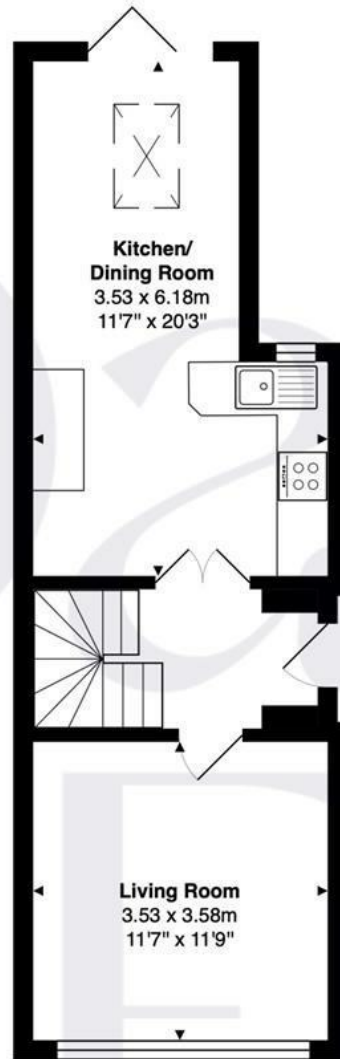




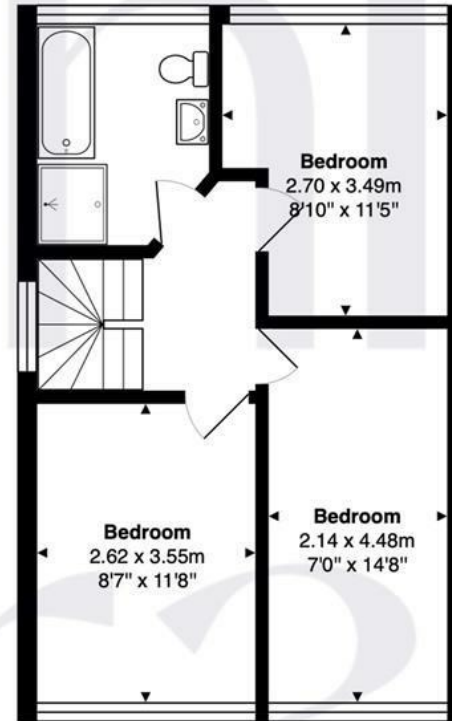
Your Next Chapter



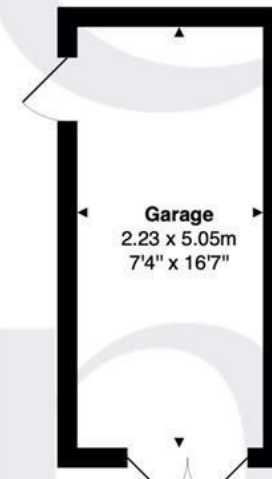
Your Next Chapter



Ground Floor
Area: 37.4 m² ... 403 ft²



First Floor
Area: 40.0 m² ... 431 ft²



Outbuilding
Area: 11.3 m² ... 121 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			82
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		