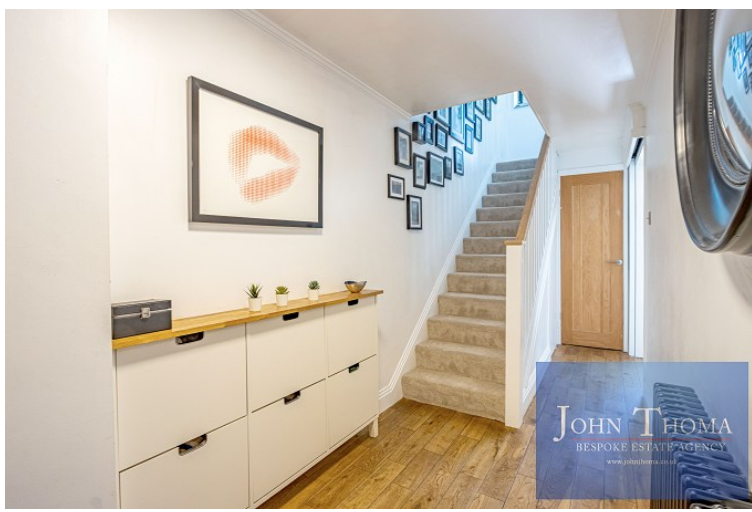




An exceptionally well-presented and spacious four bedroom semi-detached family home.

Ideally situated within a highly sought-after location, offering beautiful woodland walks through nearby Epping Forest and within walking distance of Loughton's (central line) tube station.

Wroths Path, Loughton



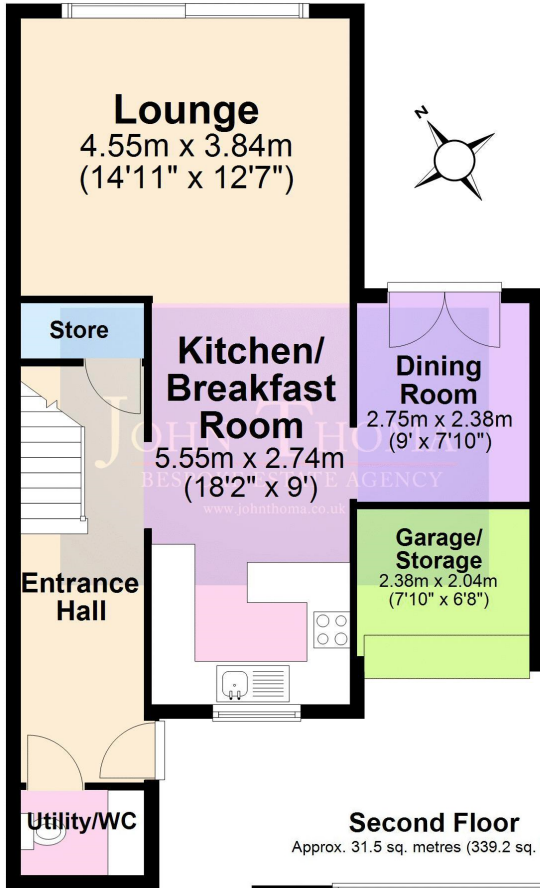
- ◆ Arranged over three spacious levels extending to approximately 1,576.3 sq. Ft
- ◆ Walking distance to Loughton's (central line) tube station
- ◆ Stunning open-plan kitchen, lounge, and dining area
- ◆ High-specification kitchen with integrated appliances and breakfast bar

- ◆ Impressive principal bedroom suite with panoramic elevated views
- ◆ Contemporary en-suite shower room and fitted wardrobes to principal bedroom
- ◆ Private rear garden with raised decking and lawned area
- ◆ Block-paved driveway providing off-street parking and garage / storage room



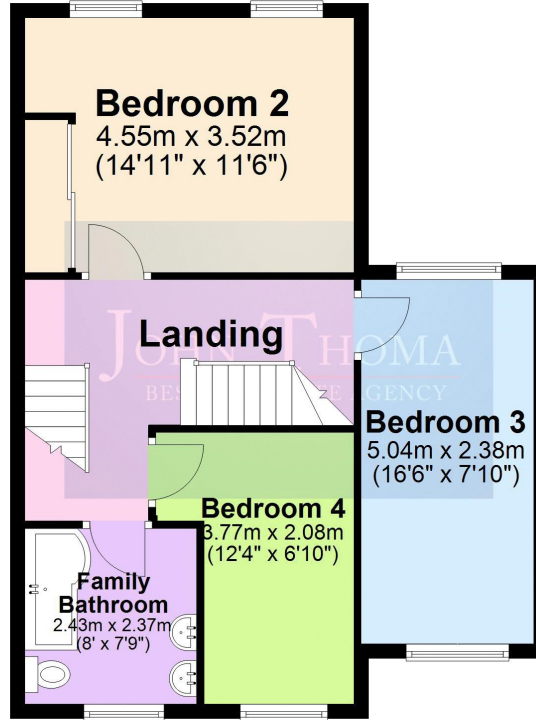
Ground Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



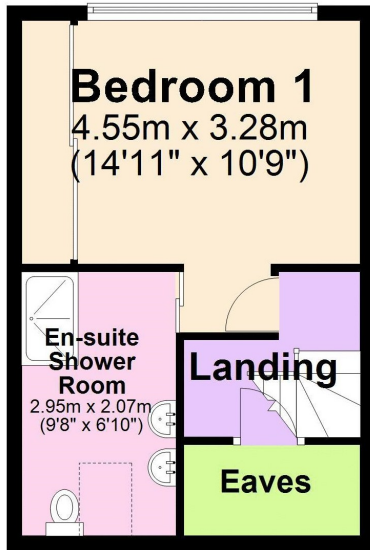
First Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 146.4 sq. metres (1576.3 sq. feet)

Council Tax Band: E (Epping Forest)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

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