

Daniel  
Frank





## 62 Southern Drive Loughton, IG10 3BX

This three-bedroom property welcomes you into a generous living room which flows seamlessly into a bright and airy dining room, creating an excellent space for both everyday living and entertaining.

To the rear, you will find a fully equipped kitchen featuring rear doors that open directly onto the garden, allowing for plenty of natural light and easy indoor-outdoor living. The ground floor is complete with a family bathroom.

Upstairs, the property comprises a spacious master bedroom complete with fitted wardrobes, providing ample storage. The second bedroom is a well-proportioned double, while the third bedroom offers flexibility to be used as a bedroom, nursery, or home office.

Externally, the property has a low-maintenance rear garden, perfect for entertaining. Ideally located just 0.9 miles from Loughton Station, the property also benefits from close proximity to Loughton High Street, offering a variety of cafes, supermarkets, and local amenities.

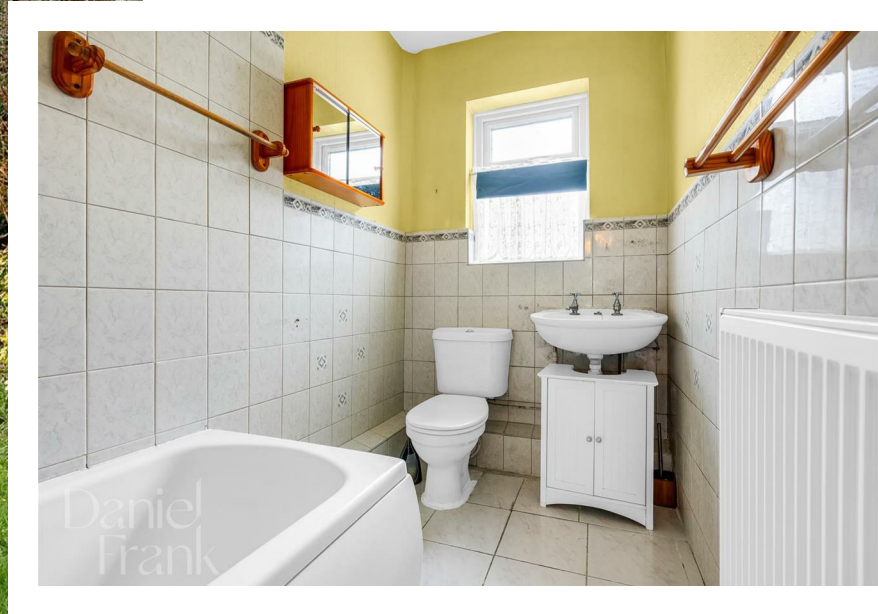
EPC - To be confirmed.

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

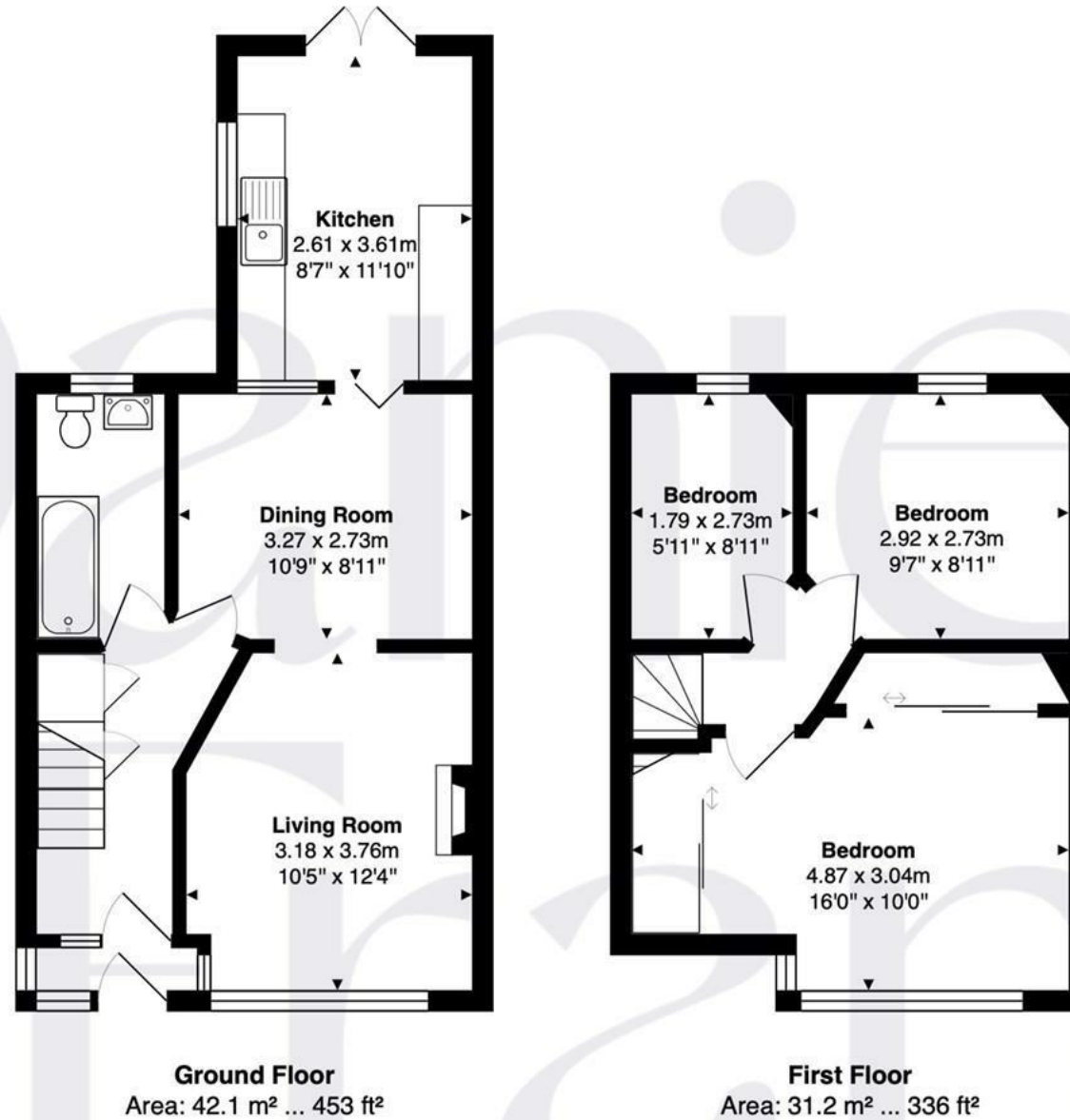




Your Next Chapter



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Total Area: 73.3 m<sup>2</sup> ... 789 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



## WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsbury's and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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. Daniel Frank Estates has 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(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	

