

Daniel
Frank





48 Fairmeads Loughton, IG10 2NE

A well-presented three-bedroom semi-detached home that offers spacious and versatile accommodation, ideal for families and first-time buyers alike.

The property boasts a bright and airy living and dining area, enhanced by French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living - perfect for both relaxing and entertaining. The modern kitchen is well-equipped with ample storage and worktop space, while a convenient downstairs cloakroom adds to the practicality of the ground floor.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes. A second bedroom also benefits from fitted storage, while the third bedroom offers flexibility as a child's room, guest room, or home office. The family bathroom is conveniently located to serve all bedrooms.

Externally, the home features a well-maintained garden with a patio area and lawn, ideal for outdoor dining and leisure. The property further benefits from allocated off-road parking.

Located just 0.9 miles from Debden Station, the property offers excellent transport links, making it ideal for commuters.

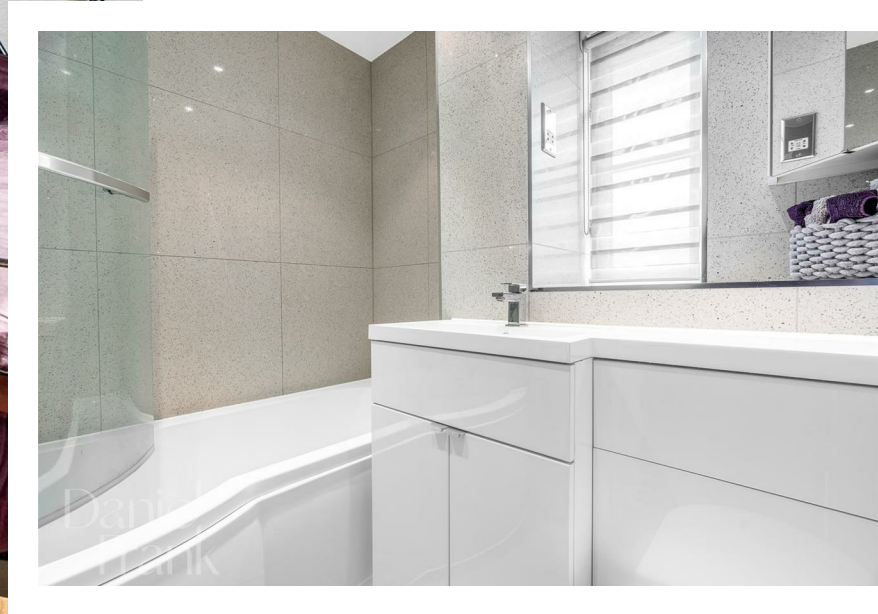
EPC to be confirmed.

Tenure Freehold
Council Epping Forest

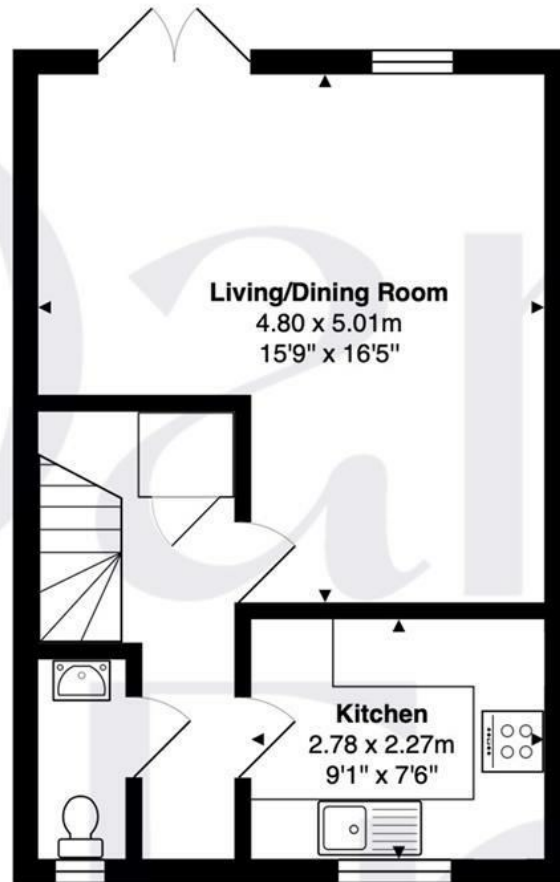




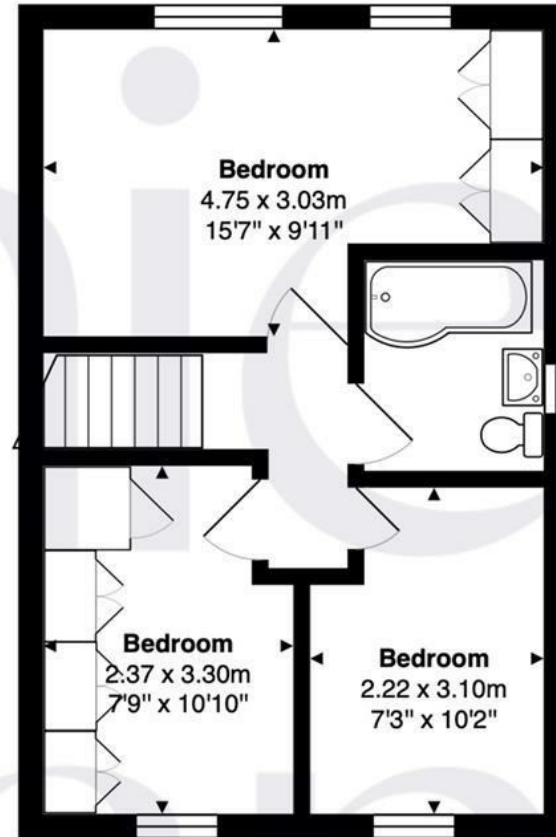
Your Next Chapter



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Ground Floor
Area: 35.7 m² ... 385 ft²



First Floor
Area: 35.7 m² ... 385 ft²

Total Area: 71.6 m² ... 770 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.

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		