

Daniel
Frank





52 Harwater Drive Loughton, IG10 1LW

This five-bedroom semi-detached property offers an excellent blend of space and versatility over three floors, located next to Epping Forest and a short scenic walk through 'Little Cornwall' to Loughton High Road.

The ground floor comprises two reception rooms, including a welcoming front living room with a beautifully proportioned bay window flooding the room with natural light. To the rear is a bright and spacious dining/family room featuring wooden flooring, a feature fireplace and sliding doors opening onto the rear garden. The separate kitchen overlooks the garden and provides ample storage and worktop space. There is also an additional ground floor office space, which is already plumbed and offers excellent potential for conversion into a utility room. Planning permission to extend the kitchen is in place.

The first floor of this property has three well-proportioned double bedrooms, plus a single bedroom/office space. The principal bedroom benefits from a front-facing bay window, allowing for plenty of natural light, as well as fitted wardrobes providing useful storage. The first floor is complete with a family bathroom that serves all bedrooms.

The top floor hosts a further double bedroom along with a shower room, and a large walk-in loft space.

Externally, 60ft south-facing rear garden features both a patio and lawn area, providing an ideal space for outdoor dining, entertaining and family use. To the front, there is a large driveway offering off-road parking for two cars, with tap (to clean off the wellies and dog after forest walks), electrical socket, and provision for an EV charging point.

The property is conveniently located close to Epping Forest, offering extensive green space and walking trails, as well as being within easy reach of Loughton High Road, which provides a wide range of shops, cafés, restaurants and local amenities.

Tenure Freehold
Council Epping Forest

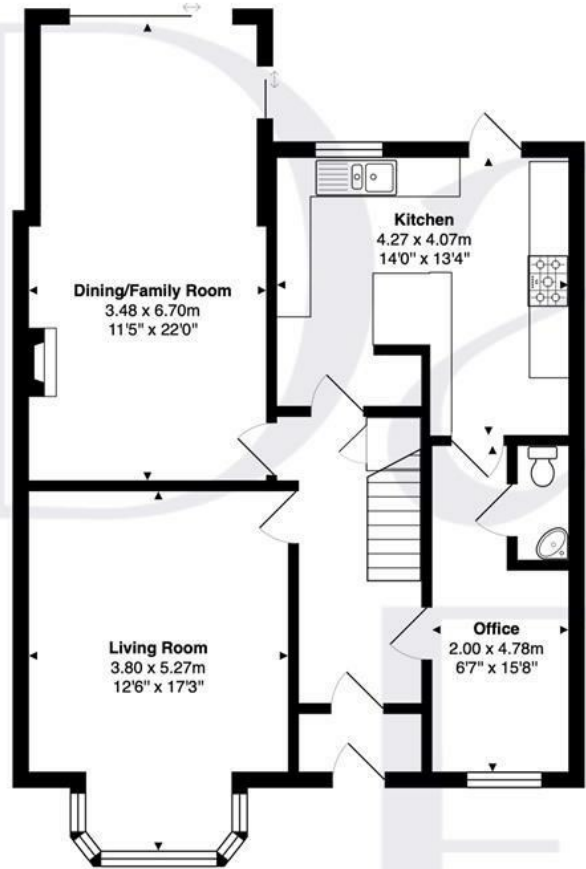




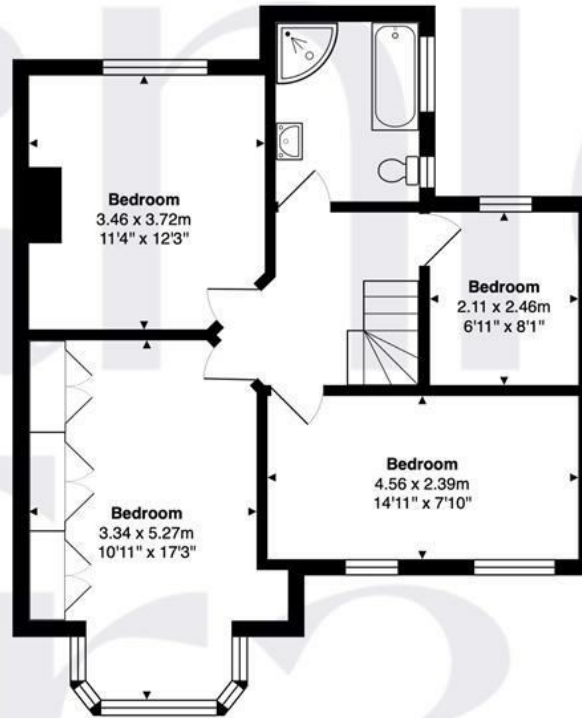
Your Next Chapter



Your Next Chapter

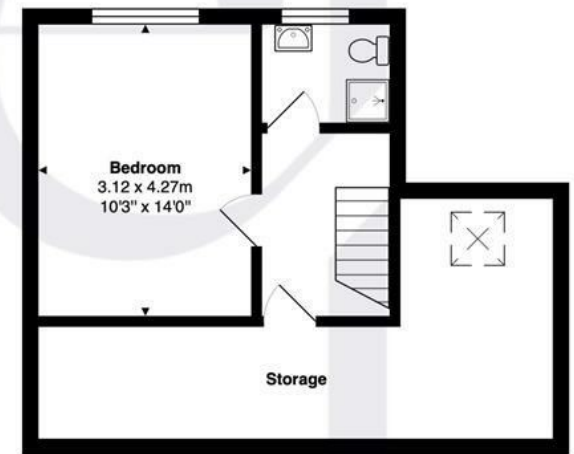


Ground Floor
Area: 79.3 m² ... 854 ft²



First Floor
Area: 59.9 m² ... 645 ft²

Total Area: 179.0 m² ... 1926 ft²



Second Floor
Area: 39.7 m² ... 427 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			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

