





156 River Way Loughton, IG10 3LL

A beautifully presented four-bedroom family home, ideally situated on the ever-popular River Way, just 0.8 miles from Loughton Station.

Arranged over three floors, the property is well maintained and thoughtfully laid out throughout.

The ground floor features a welcoming entrance hallway leading into a bright and spacious open-plan living and dining area, offering ample space for family living and entertaining. To the rear is a modern fitted kitchen overlooking the garden, with direct access to the outdoor space. A convenient ground floor WC completes this level.

On the first floor are three well-proportioned bedrooms, including one benefitting from an en-suite shower room, along with a contemporary family bathroom.

The second floor is dedicated to the impressive principal bedroom, complemented by a versatile additional area ideal for use as a study or dressing room.

Externally, the property offers off-street parking and a low-maintenance rear garden, making it ideal for modern family living.

The property is conveniently located at the entrance to Roding Valley Meadows Nature Reserve, with its sports facilities, playgrounds and lake.

Tenure Freehold
Council Epping Forest

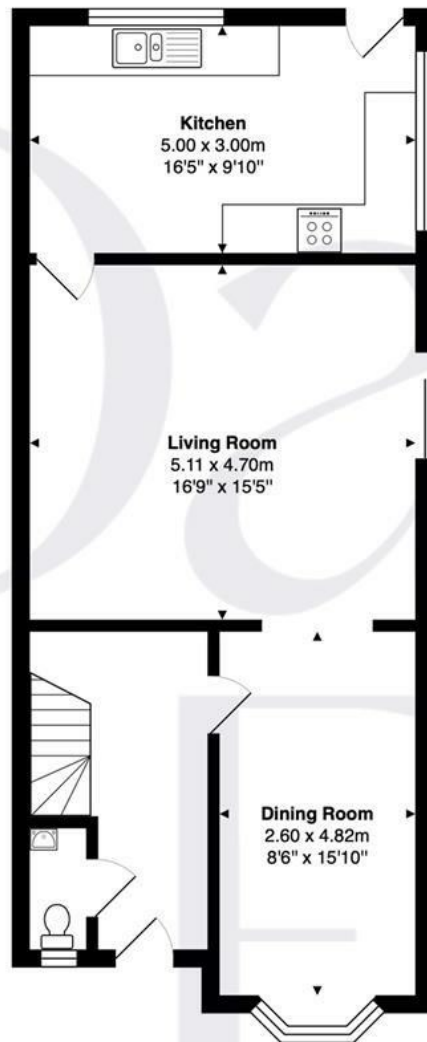




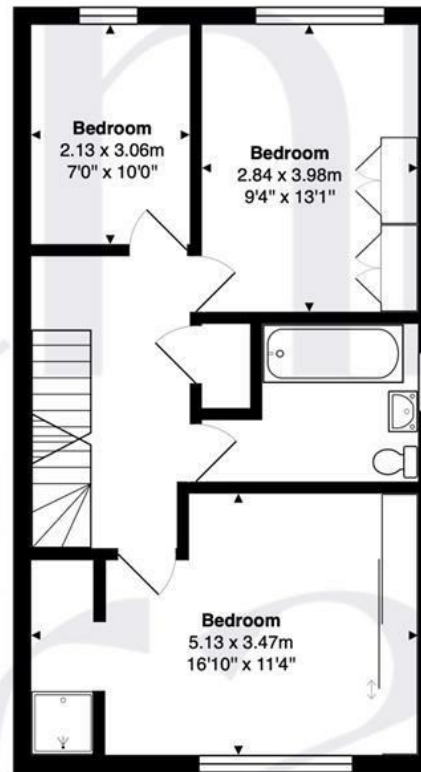
Your Next Chapter



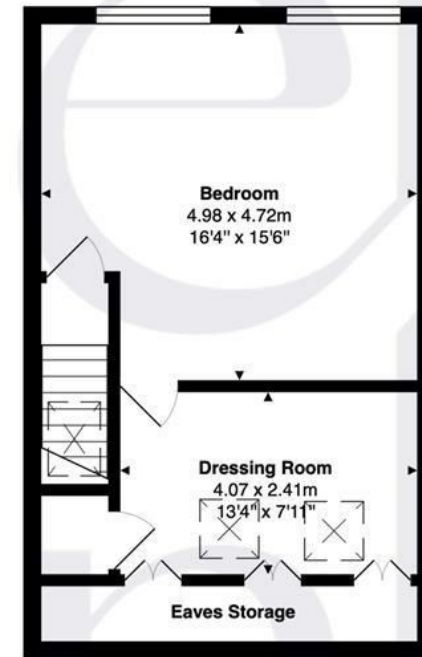
Your Next Chapter



Ground Floor
Area: 64.6 m² ... 696 ft²



First Floor
Area: 49.7 m² ... 535 ft²



Second Floor
Area: 40.8 m² ... 439 ft²

Total Area: 155.1 m² ... 1670 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.

