



WHERE STANDARDS MATTER

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### Forest Road, Loughton, IG10

Spencer Munson is pleased to offer you this ideally situated on this sought after road in Loughton, close to Epping Forest and Staples Road school yet within walking distance of Loughton High Road with its shops, bars, boutiques and restaurants and also near to Loughton Central Line station; This 2/3 bedroom detached house benefits from a through lounge/dining room open to fitted kitchenette. On the first floor are two double bedrooms, one small single bedroom and a family bathroom. To the rear is an attractive rear garden but no private parking. The property is offered unfurnished with double glazing and gas fired central heating. Available 6th June 2026. EPC rating: E Council Tax band E

**Rent: £2,250 - Monthly**



## Forest Road, Loughton IG10

### Reception 1

3.48m (11'5) x 3.2m (10'6)

Reception 1



### Dining Area

3.48m (11'5) x 3.19m (10'6)



### Kitchen

2.32m (7'7) x 1.69m (5'7)



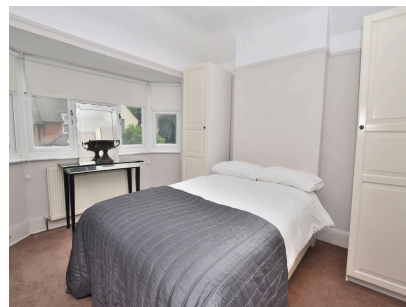
### Bathroom

2.14m (7'0) x 1.71m (5'7)



### Master Bedroom

3.68m (12'1) x 3.23m (10'7)



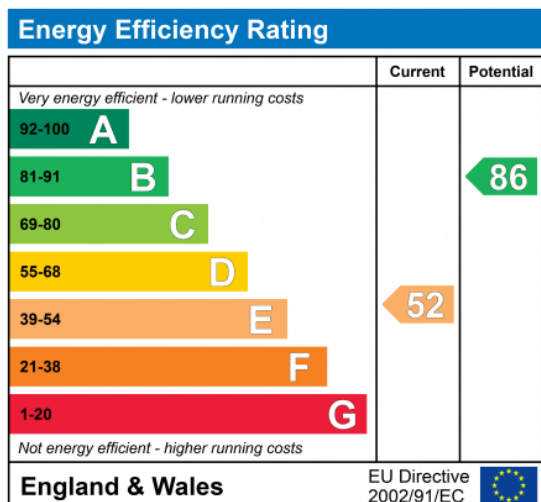
### Second Bedroom

3.55m (11'8) x 3.2m (10'6)



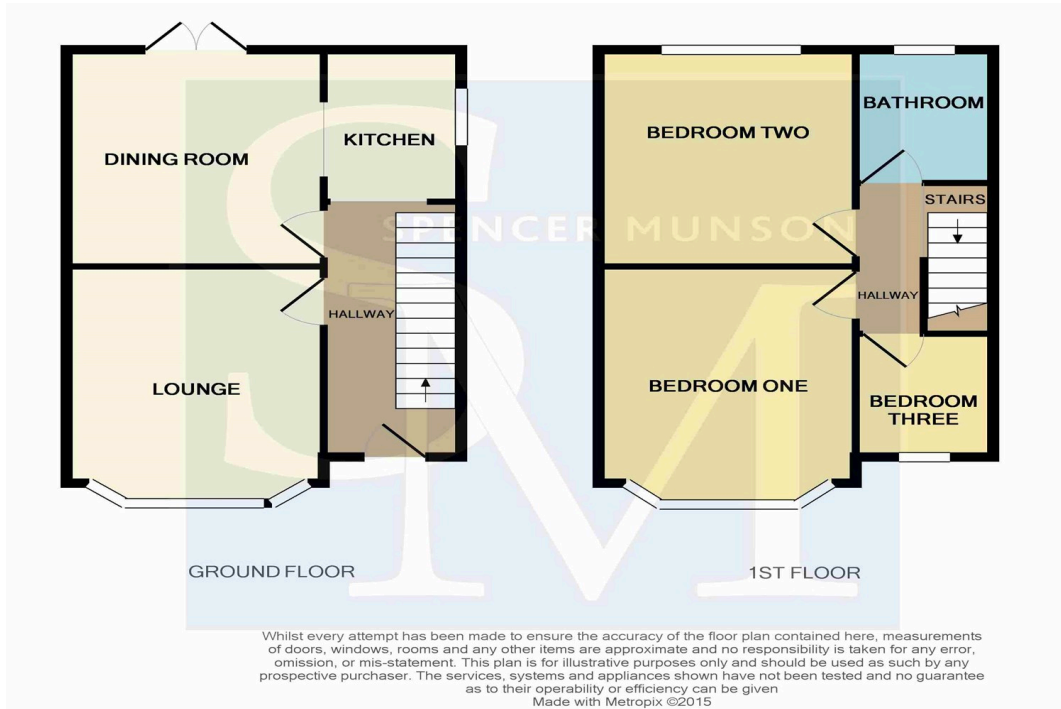
**Third Bedroom**

1.97m (6'6) x 1.7m (5'7)



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### Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.