

Daniel
Frank





78 Forest Road Loughton, IG10 1EQ

BUYER SECURED BEFORE LAUNCH

Nestled in a sought-after location within walking distance of Loughton High Road, this charming two double bedroom mid-terraced home beautifully combines character features with modern living.

The ground floor features a welcoming reception room complete with exposed brickwork, a log burner and stylish herringbone flooring creating a warm and inviting atmosphere. To the rear, the property opens into a stylish open-plan kitchen/dining space, fitted with a modern shaker-style kitchen and offering an excellent area for both everyday living and entertaining. A useful utility area sits at the rear of the property, with doors opening directly onto the private rear garden.

Outside, the garden enjoys a lawned area along with a decked seating space, ideal for outdoor dining and relaxation.

Upstairs, there are two spacious double bedrooms and a beautifully appointed contemporary bathroom featuring a freestanding bath.

This home is perfectly positioned just 0.5 miles from Loughton Central Line Station and within easy reach of Epping Forest.

Tenure Freehold
Council Epping Forest

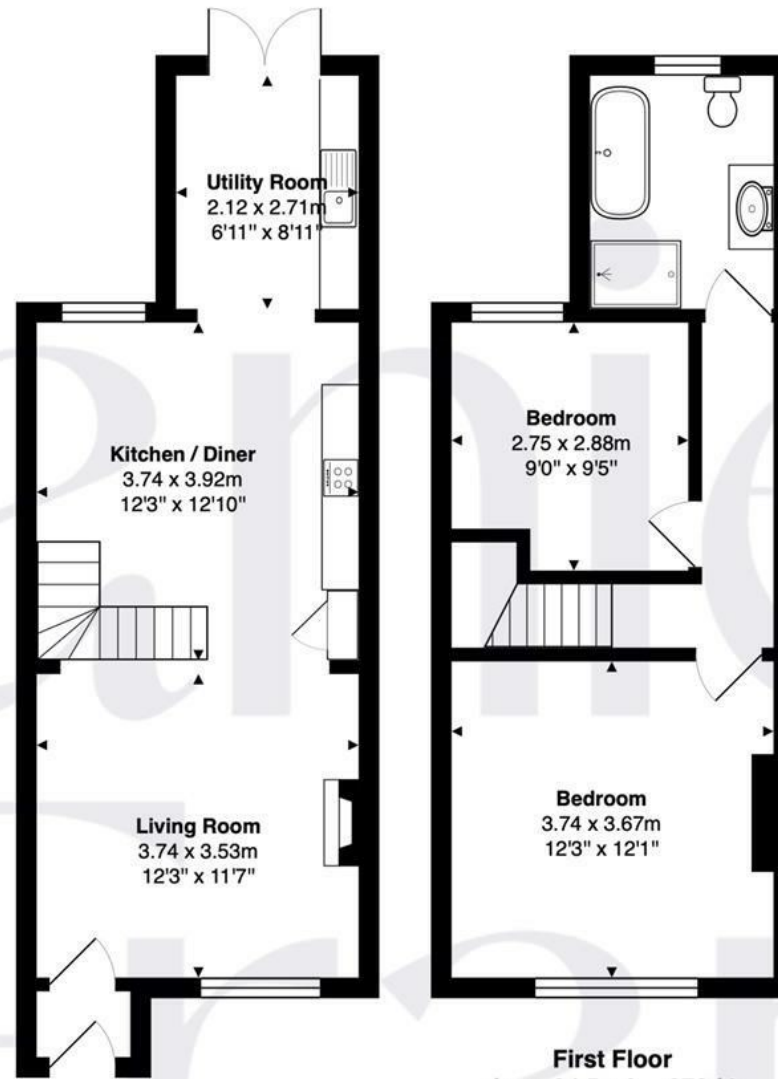




Your Next Chapter



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Ground Floor
Area: 35.5 m² ... 382 ft²

First Floor
Area: 34.5 m² ... 372 ft²

Total Area: 70.1 m² ... 754 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

