

Daniel
Frank





25 Rookwood Gardens Loughton, IG10 2DQ

A well presented three-bedroom family home, brimming with potential and available to the market chain-free.

The ground floor welcomes you with a bright entrance hall leading into a spacious open-plan living and dining area, which opens directly onto a generous rear garden extending approximately 70 feet. The well-equipped kitchen connects seamlessly to a separate utility room and downstairs WC, which although is an extension, still allows side access internally running from the front to the rear of the property.

Upstairs, you'll find three well-proportioned bedrooms-two comfortable doubles and a versatile third room currently used as a home office. A family bathroom completes the first floor.

Rookwood Gardens enjoys an enviable location within easy reach of Debden Central Line Station, providing direct access into London. Nearby, the vibrant Debden Broadway and Loughton High Road offer a wide selection of shops, cafés, restaurants, and bars. The area is also surrounded by green open spaces, including the renowned Epping Forest, perfect for outdoor pursuits. Families will benefit from an excellent choice of schools-both primary and secondary, state and independent-including Davenant Foundation School, Debden Park High School, Hereward Primary School, and St John Fisher Catholic Primary School.

Tenure Freehold
Council Epping Forest





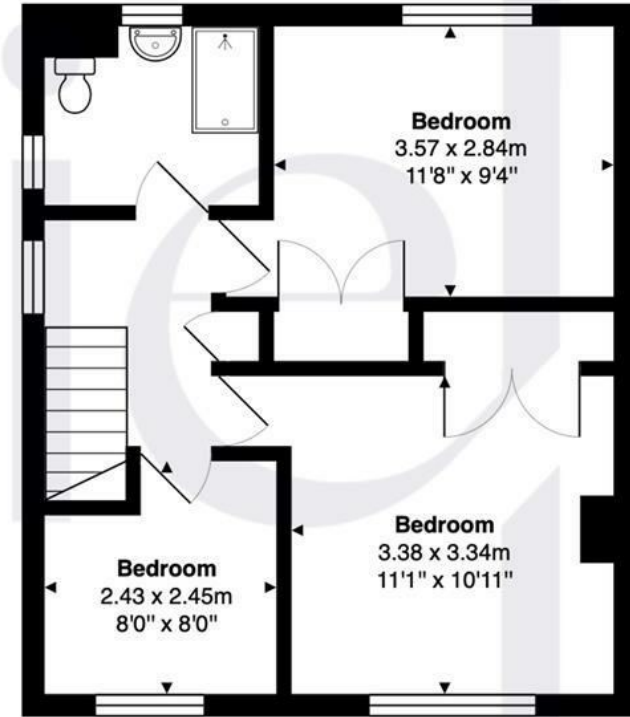
Your Next Chapter



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Ground Floor
Area: 52.0 m² ... 559 ft²



First Floor
Area: 41.9 m² ... 451 ft²

Total Area: 93.9 m² ... 1011 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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	