

Daniel
Frank





32 Station Road Loughton, IG10 4NX

This exceptional property is set across three-floors showcased on Channel 4's Extraordinary Extensions with Tinie Tempah and featured in leading publications including Livingetc and House Beautiful, offers a rare combination of creative architectural design, vibrant interiors, and luxurious living.

At the heart of the home lies a striking open-plan kitchen, dining, and elevated living area. The award-winning kitchen has been finished to an impeccable standard, featuring a central island, bespoke cabinetry, integrated appliances, skylights, and uniquely shaped glass windows and doors that flood the space with natural light while framing views of the garden. The raised living area is complemented by elegant wall panelling and sleek flooring, creating a sophisticated yet inviting atmosphere.

The ground floor also includes a bright and spacious office with built-in bookshelves, a convenient utility room, and a stylish WC.

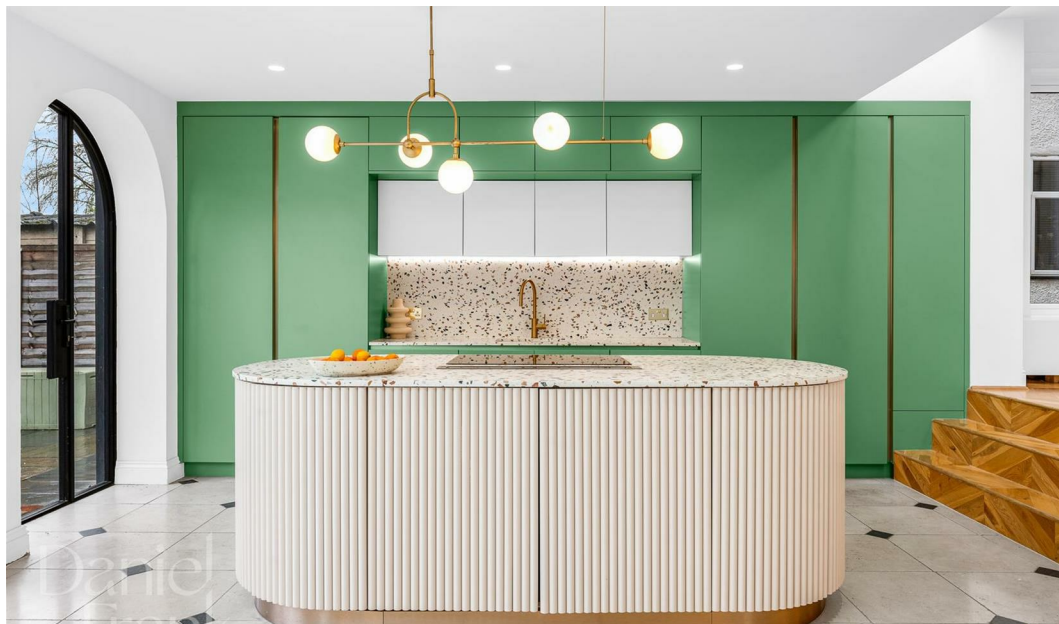
On the first floor, you will find three generously proportioned double bedrooms and a contemporary family bathroom, complete with a bathtub and overhead shower.

The second floor is dedicated to the luxurious master bedroom, boasting a walk-in wardrobe, Juliet balcony overlooking the garden, and a beautifully designed en suite bathroom with a walk-in rain shower and additional eaves storage.

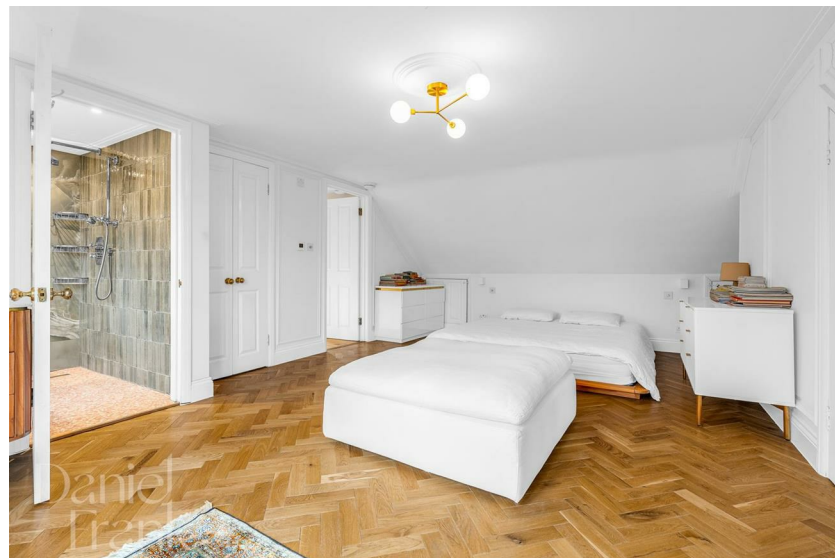
Externally, the property features an immaculate garden with side access and a patio area, alongside off-street parking. Bold colours, creative interior design features, and meticulous attention to detail throughout make this home a truly unique and inspiring residence.

Tenure Freehold
Council Epping Forest

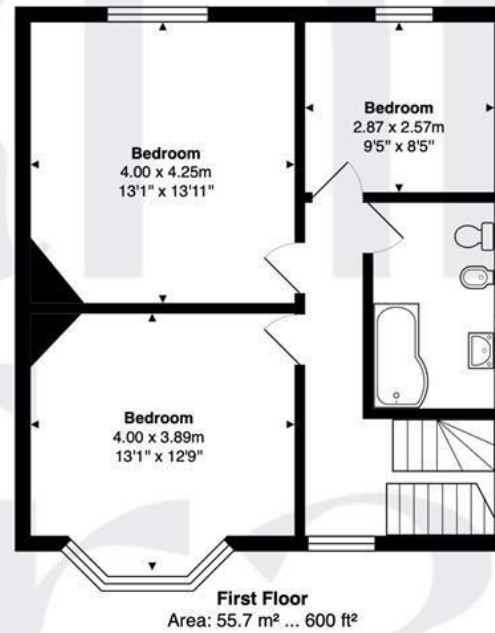




Your Next Chapter



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Total Area: 194.4 m² ... 2092 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.

Property marketing provided by www.matthewkyle.co.uk



WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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. Daniel Frank Estates has 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales	EU Directive 2002/91/EC	

