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## 1A Southview Road Loughton, IG10 3LG

Guide Price: £500,000 - £525,000.

This beautifully presented three-bedroom home is ideally located within a short walk of Loughton Central Line Station and Loughton High Road.

The ground floor offers a spacious open plan layout designed for modern living. A sleek, contemporary shaker-style kitchen flows seamlessly into a bright dining area, creating an excellent space for both everyday living and entertaining. The living area is filled with natural light and provides a warm and welcoming environment in which to relax.

The first floor has three bedrooms, one of which is currently arranged as a stylish walk-in wardrobe and a modern family bathroom completes the upstairs.

Externally, the low maintenance rear garden features a combination of decking and practical Astro grass, ideal for outdoor dining and entertaining. To the front, the property benefits from off street parking for two vehicles.

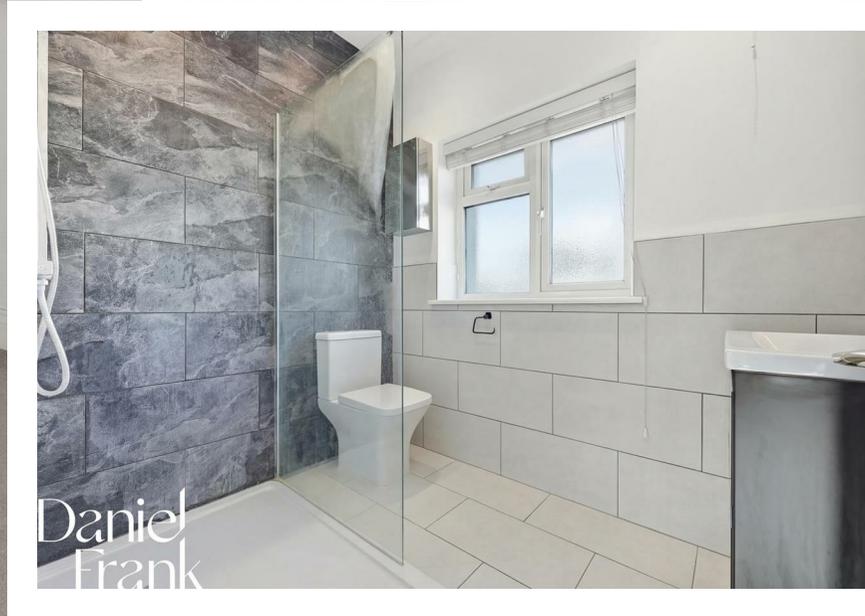
**Tenure** Freehold  
**Council** Epping Forest





Your Next Chapter

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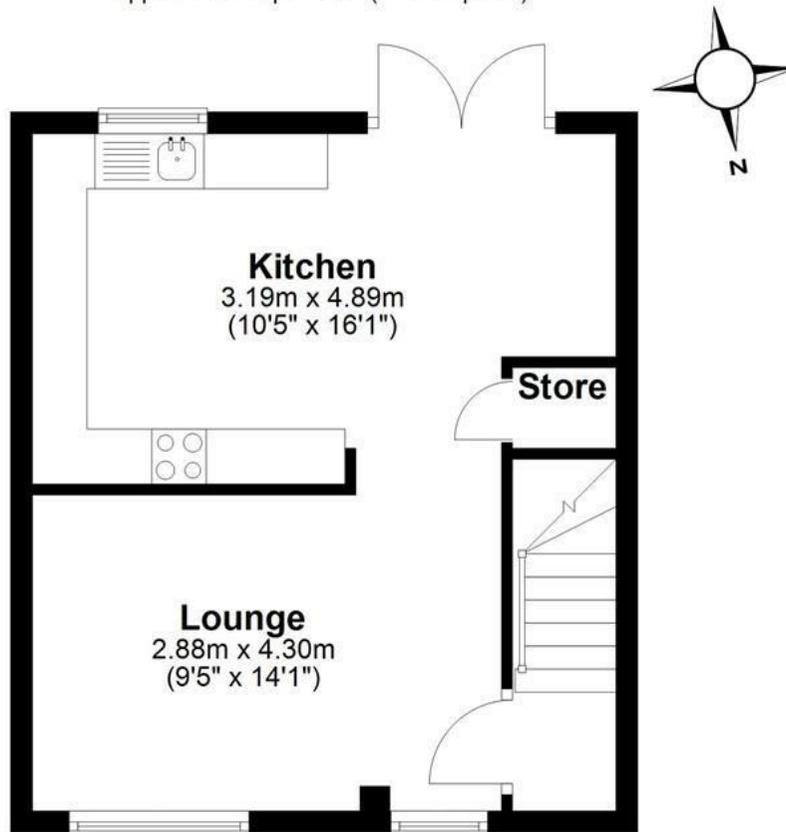


Your Next Chapter



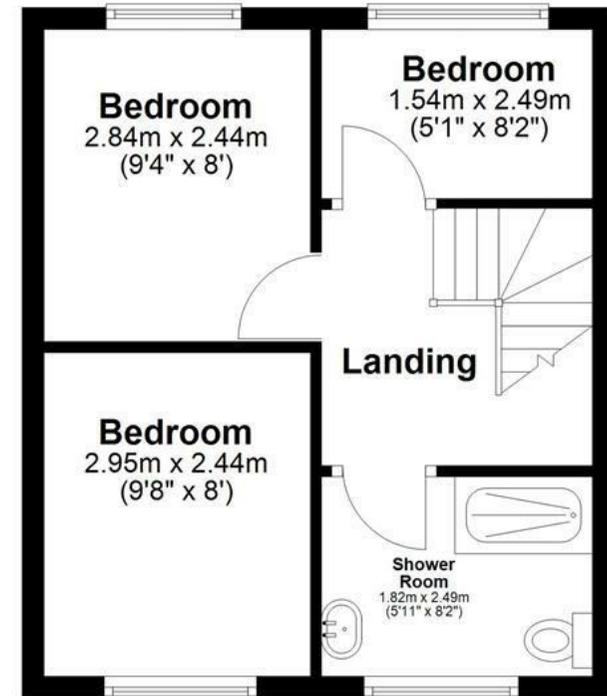
## Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**South View Road**



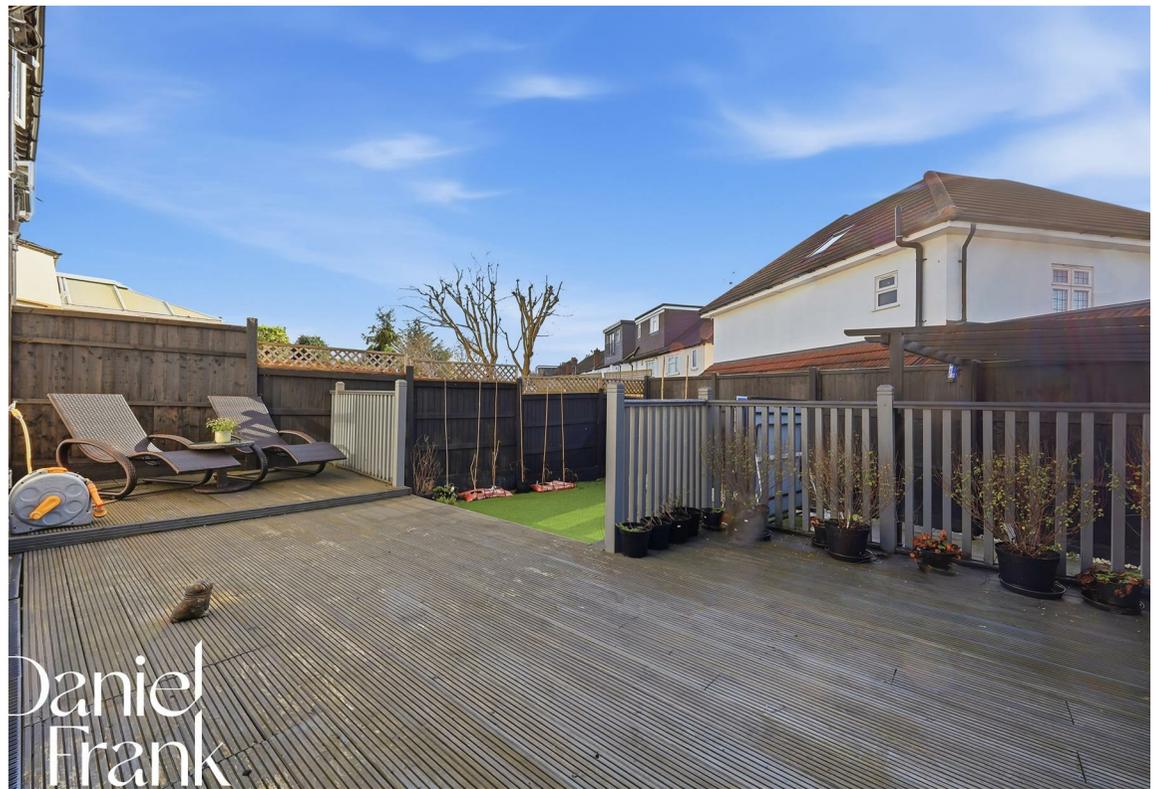
### WHY LOUGHTON?

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		