

Daniel
Frank





10 The Crescent Loughton, IG10 4PY

This beautifully presented three-bedroom home offers an excellent blend of modern style and practical living, ideal for families or those seeking flexible accommodation.

The ground floor features a spacious open-plan lounge and dining area, flooded with natural light and complemented by doors opening directly onto the rear garden - perfect for indoor-outdoor living. The modern shaker-style kitchen is both stylish and functional, complete with a classic butler sink and additional access to the garden, as well as a separate utility room positioned off the kitchen, providing excellent practicality and additional storage space.

Also on the ground floor are two well-proportioned bedrooms and a contemporary shower room. Wooden flooring runs throughout the downstairs, adding warmth to the space.

The master bedroom occupies the entire first floor boasting built-in storage cupboards and a beautifully appointed ensuite bathroom, complete with a freestanding bath.

Externally, the property benefits from a private driveway and an impressive, generously sized rear garden which features a patio area ideal for outdoor dining and entertaining, which then opens onto a well-maintained lawn. The garden includes a charming summer house and a versatile outbuilding, perfect for use as a home office, studio, or gym.

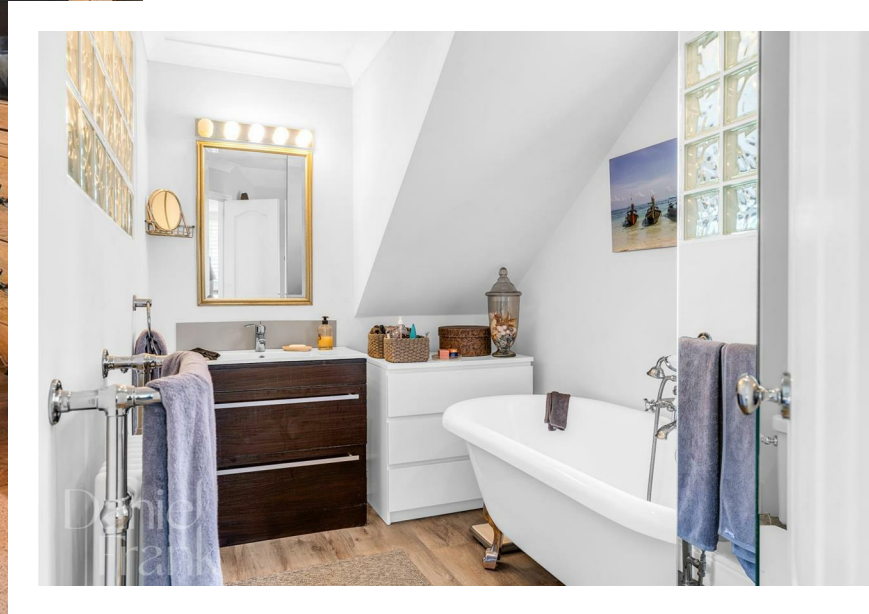
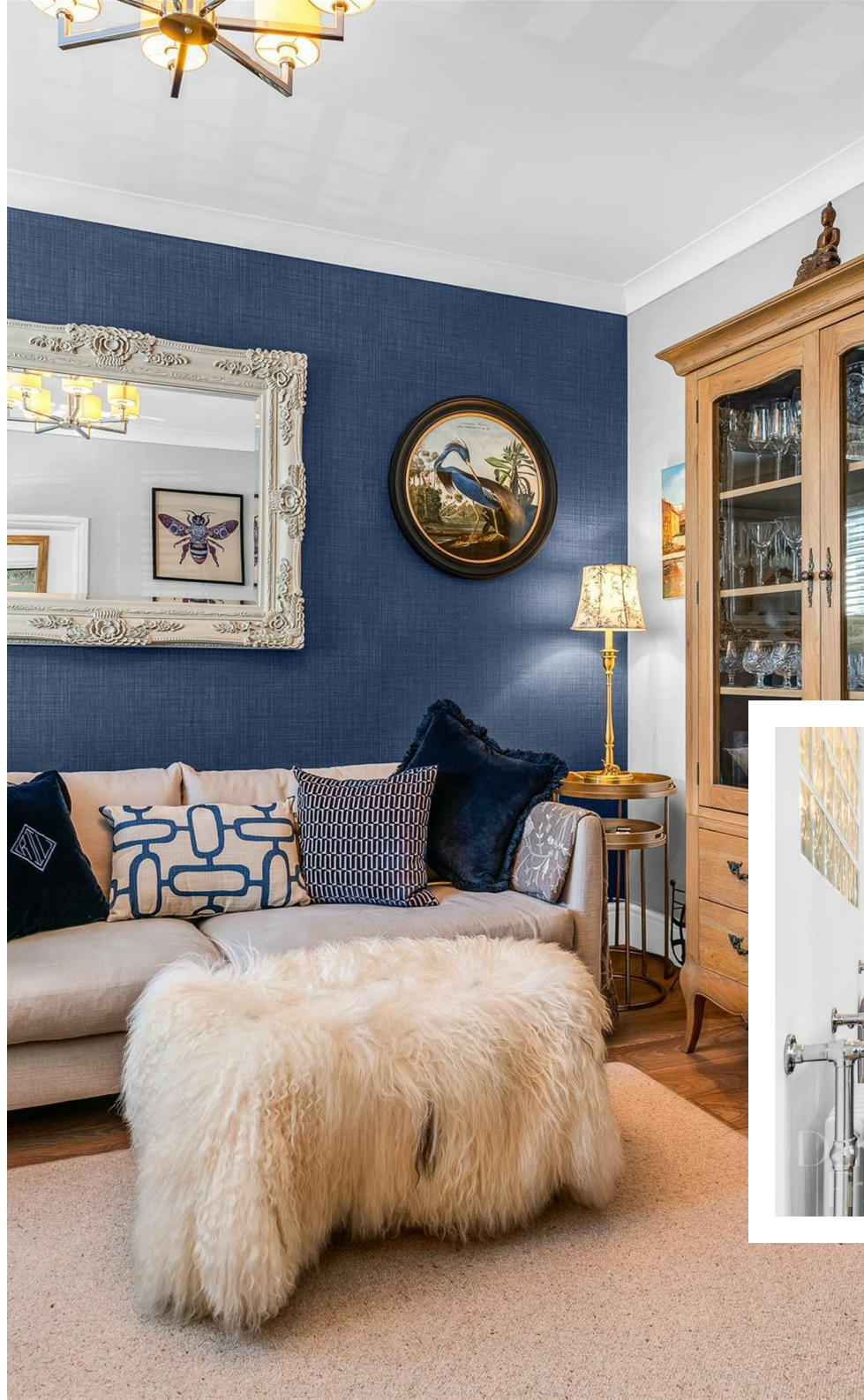
Ideally located, the property is just a 0.4 mile walk to Loughton Central Line Station, offering excellent transport links into London, and is within easy walking distance of Loughton's local amenities, including a variety of shops, restaurants, and cafés. The property is also within close proximity to Epping Forest, offering beautiful open green space and woodland walks.

Tenure Freehold
Council Epping Forest

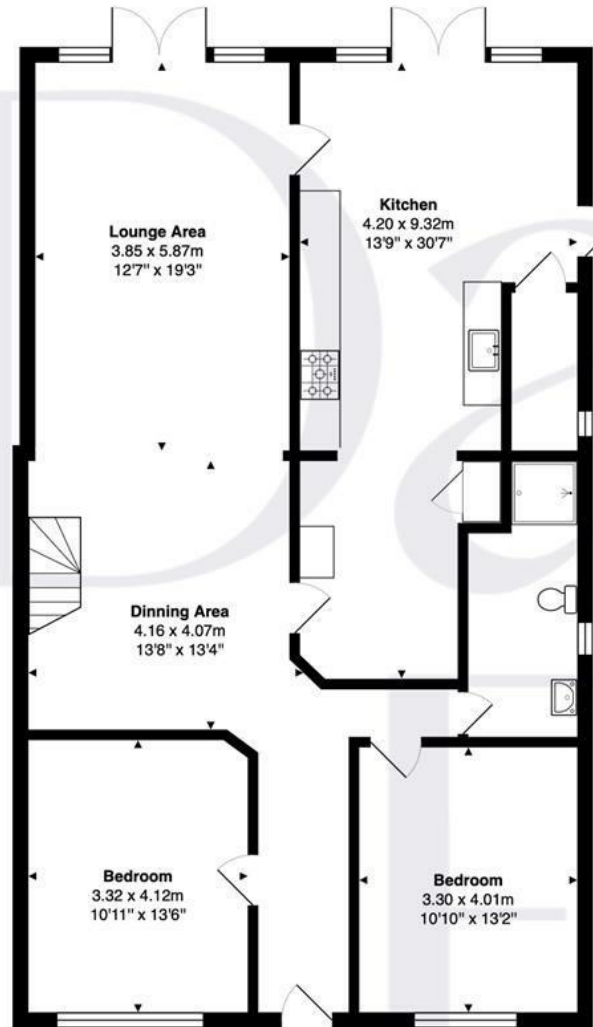




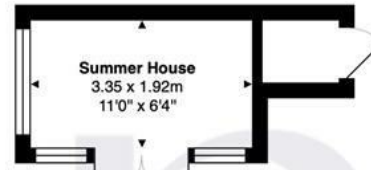
Your Next Chapter



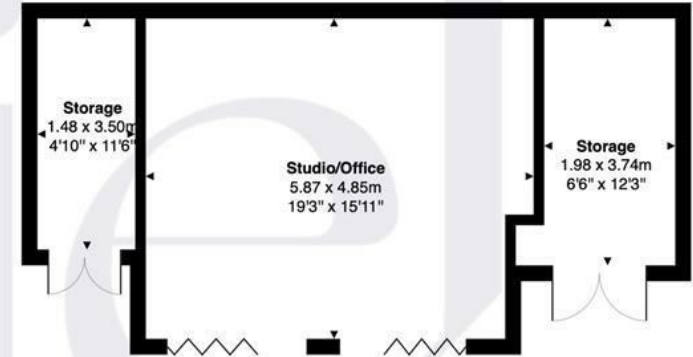
Your Next Chapter



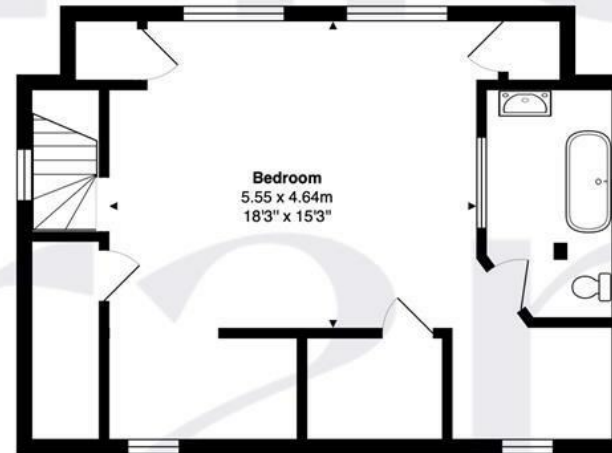
Ground Floor
Area: 118.8 m² ... 1279 ft²



Outbuilding
Area: 7.7 m² ... 83 ft²



Outbuilding
Area: 41.7 m² ... 449 ft²



First Floor
Area: 53.9 m² ... 580 ft²

Total Area: 222.1 m² ... 2391 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 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 | | | |
| (81-91) B | | | 85 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

