

Daniel
Frank





2 Swiss Cottage Place High Road Loughton, IG10 4RG

Guide Price: £800,000 - £850,000

Swiss Cottage Place is set back from the road and comprises just three townhouses. This five-bedroom home offers spacious and versatile accommodation arranged over four floors.

Upon entering, you are welcomed by a generous entrance hall with plenty of storage cupboards, leading to a separate modern kitchen with ample storage and workspace. A separate dining room provides an ideal space for entertaining, with French doors opening onto a rear garden. The ground floor also benefits from an integral garage and a convenient downstairs cloakroom.

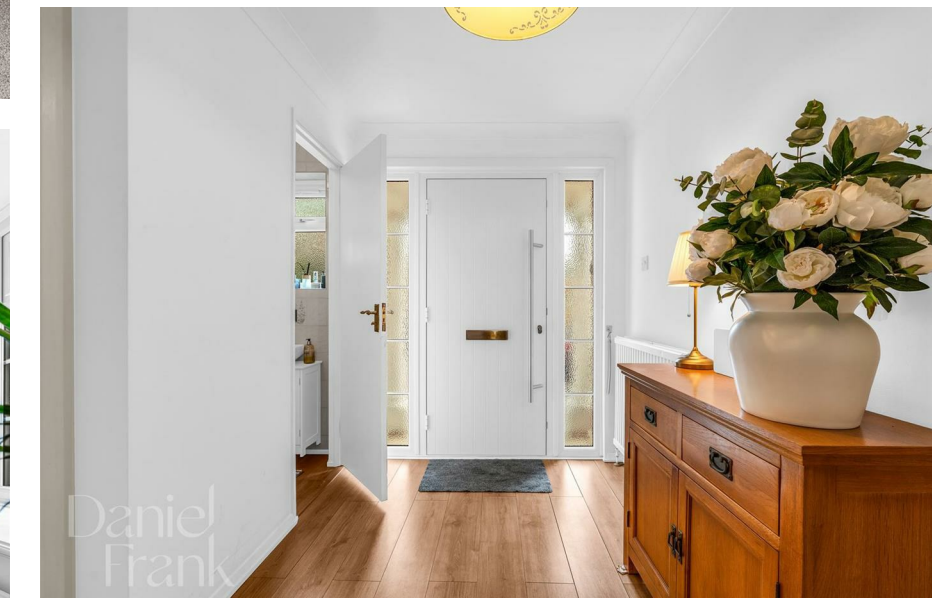
The first floor features a large and bright living room along with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room.

On the second floor, there are three well-proportioned double bedrooms, all offering useful eaves storage, alongside a family bathroom. A further third floor has been added, providing an additional bedroom and further flexibility for growing families or those working from home.

Ideally positioned, the home is just a short walk from Loughton High Street, offering a wide range of local amenities, shops, cafés, and restaurants. Loughton Central Line Station is approximately 0.5 miles away, providing direct access into Central London.

Tenure Freehold
Council Epping Forest

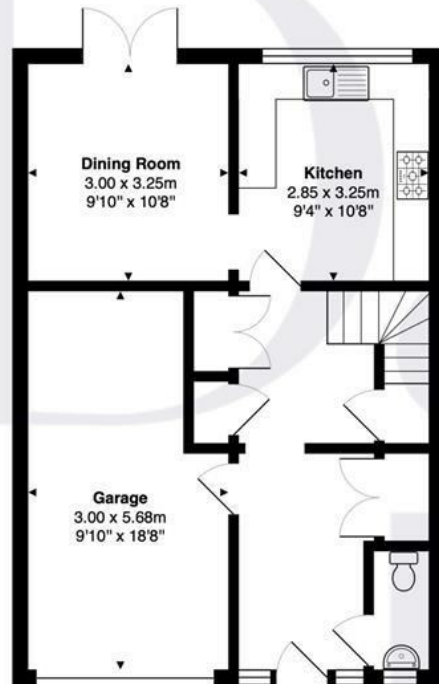




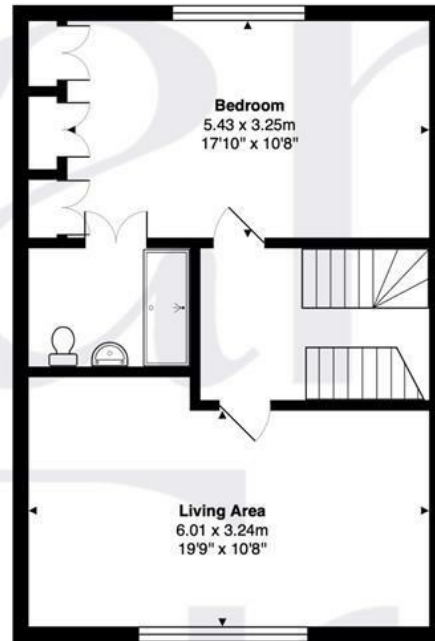
Your Next Chapter



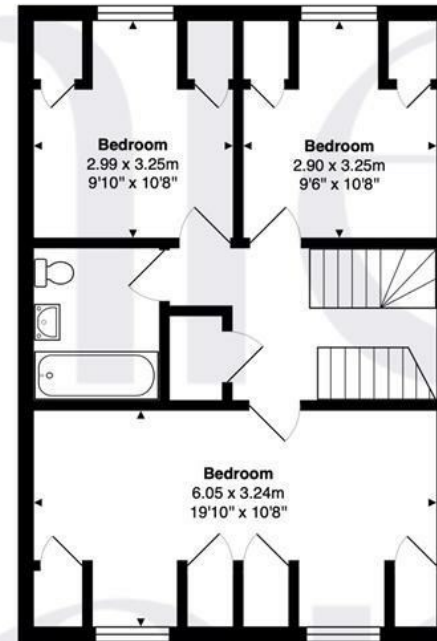
Your Next Chapter



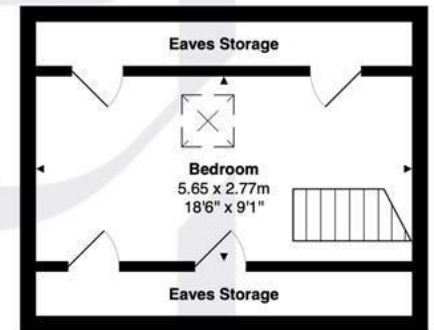
Ground Floor
Area: 54.7 m² ... 589 ft²



First Floor
Area: 54.7 m² ... 589 ft²



Second Floor
Area: 54.7 m² ... 589 ft²



Third Floor
Area: 24.9 m² ... 268 ft²

Total Area: 189.3 m² ... 2038 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			
(81-91) B			
(69-80) C		74	83
(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		