

Daniel
Frank





23 High Road Loughton, IG10 4JJ

A rare opportunity to acquire this detached three-bedroom family home, ideally situated within walking distance of Loughton High Road, Central Line Station, and the beautiful Epping Forest. Coming to the market for the first time in 42 years, this well-loved home offers both charm and exceptional potential.

Built in 1956, the property sits on a generous plot with a large driveway providing parking for multiple cars, a substantial integral garage (10'5" x 30'11"), and a large flat rear garden, perfect for family living and entertaining.

Ground Floor:

- * Welcoming hallway and cloakroom.
- * Spacious living room opening to a bright garden room with direct garden access.
- * Separate dining room.
- * Fitted kitchen.
- * Large integral garage with internal access.

First Floor:

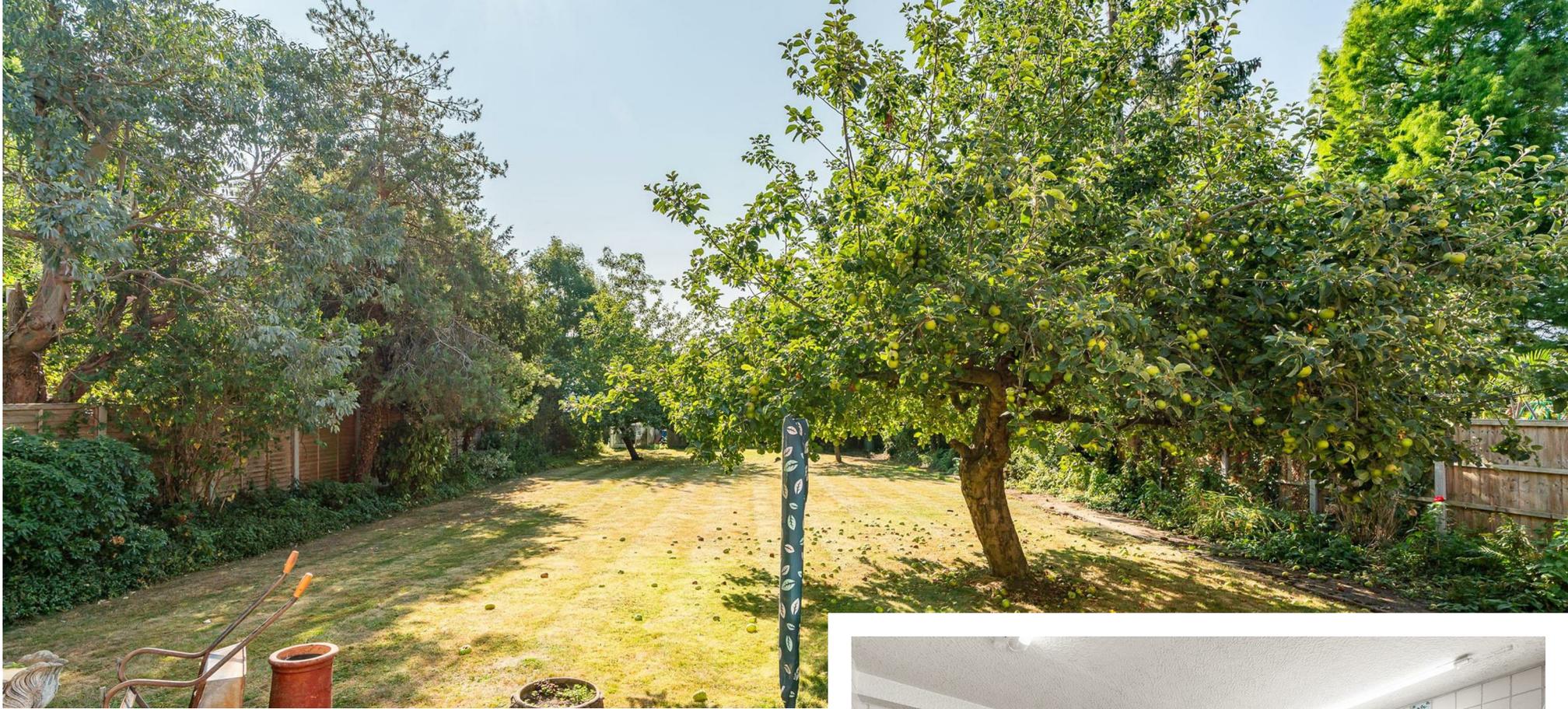
- * Three well-proportioned double bedrooms, all with fitted wardrobes.
- * Family bathroom with bath and separate shower.
- * Separate WC.

The property is offered chain free and presents an excellent opportunity for buyers seeking a home to make their own. With scope for extension and modernisation (subject to planning consent), it holds huge potential to create a substantial family residence.

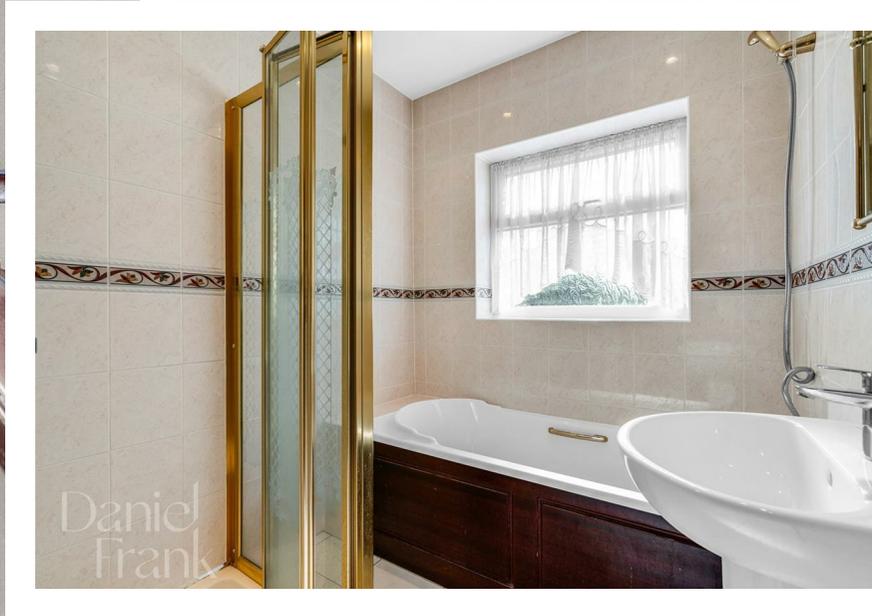
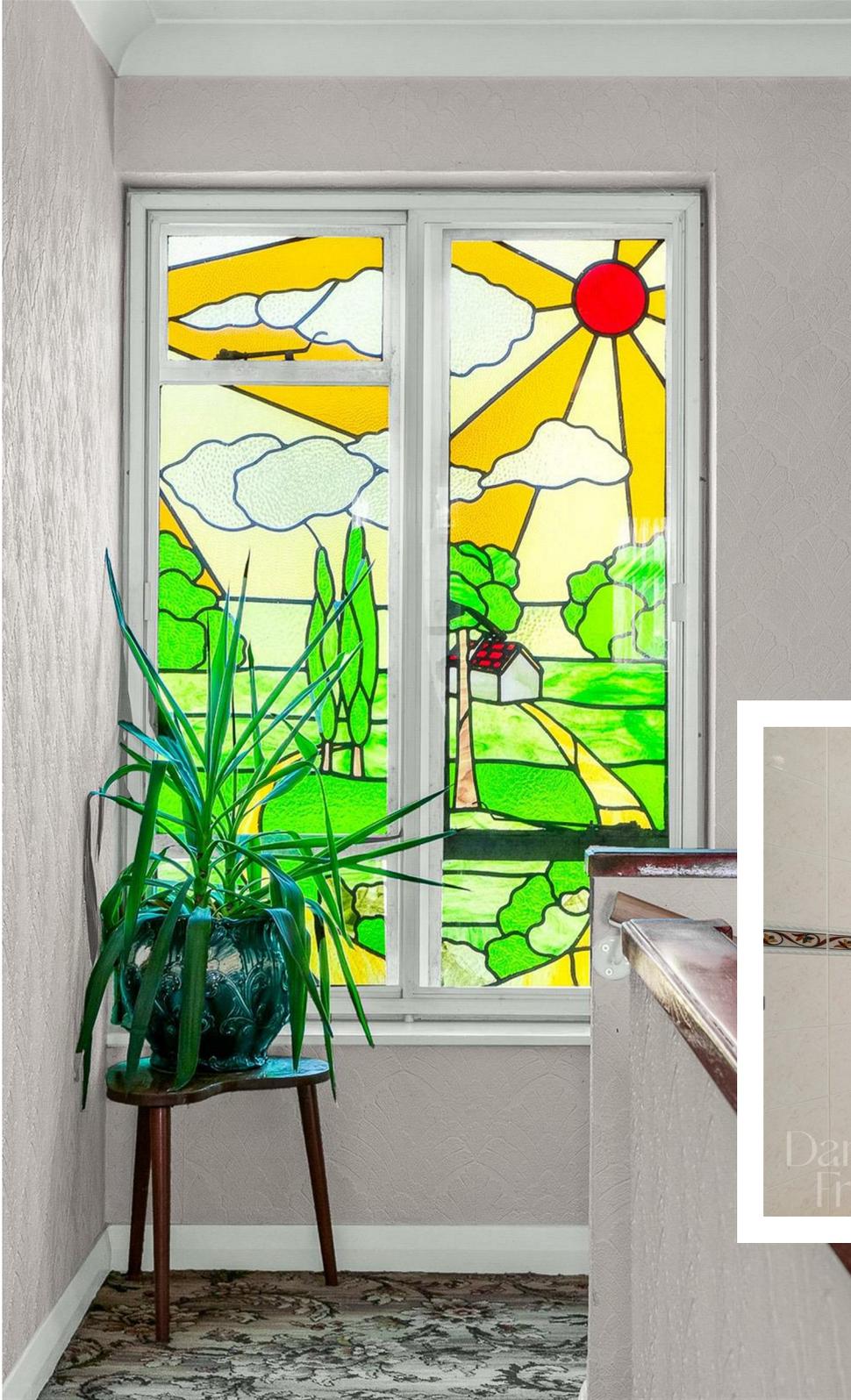
This is a unique chance to secure a well-located home in Loughton with outstanding potential, within easy reach of excellent local amenities, schools, and green open spaces.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



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			81
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	