

Daniel  
Frank





## 14 Barfields Loughton, IG10 3JQ

This spacious four-bedroom, steel framed, semi-detached family home offers well-proportioned and versatile accommodation arranged over two floors, complemented by a large rear garden and off-street parking.

The ground floor features an open-plan living and dining area, creating an excellent space for both everyday family life and entertaining. The dining area leads into a bright conservatory at the rear of the property, with doors providing direct access onto the garden. The well-equipped kitchen is conveniently positioned off the dining area.

A further reception room is located at the rear of the property, with a door opening directly onto the garden, providing additional flexible living space. To the front of the ground floor is a generously sized bedroom, benefiting from its own en-suite shower room.

Upstairs, there are three further generously proportioned bedrooms, together with a family bathroom serving the bedrooms. Two of the bedrooms also benefit from built-in storage.

Externally, the property boasts a large and professionally landscaped rear garden, featuring a pond and a large shed with a veranda positioned at the far end, providing an excellent additional space. To the front, a driveway provides convenient off-street parking.

The property is conveniently located for access to both Debden and Loughton Central Line Stations, providing direct connections into London. A range of local amenities, shops and everyday conveniences are also within easy reach.

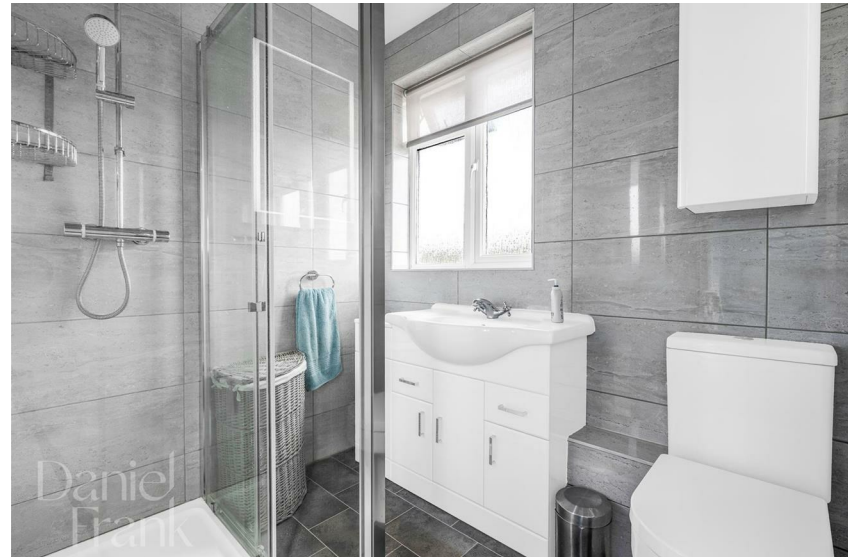
EPC to be confirmed.

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

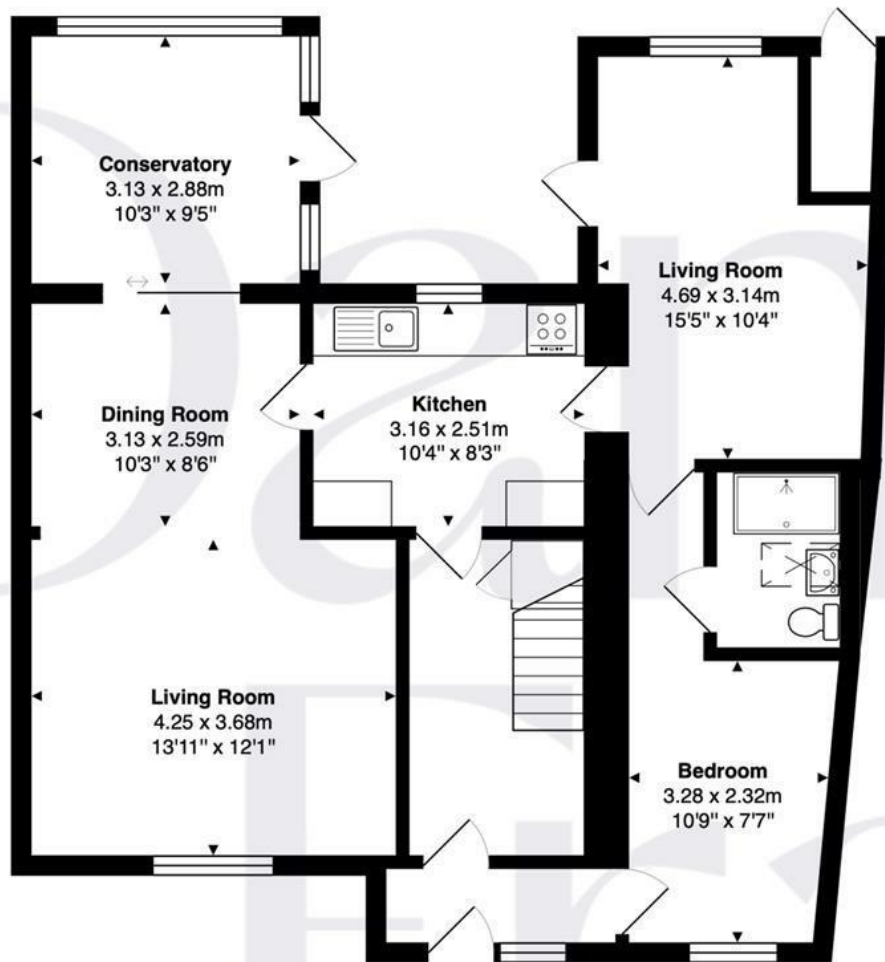




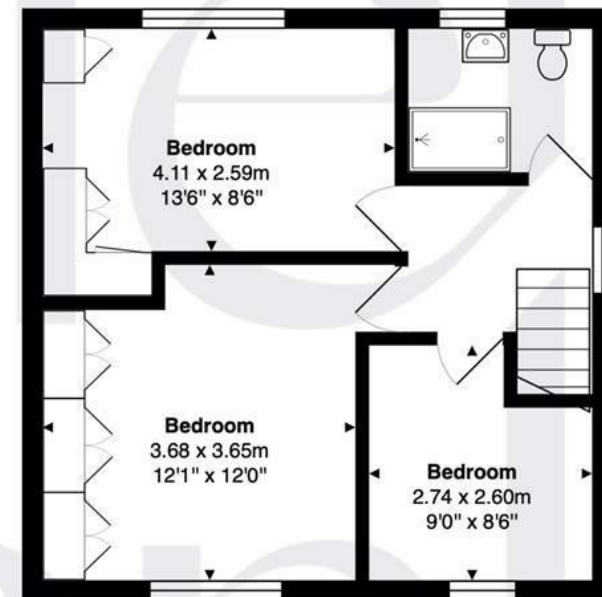
Your Next Chapter



Your Next Chapter



**Ground Floor**  
Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>



**First Floor**  
Area: 41.2 m<sup>2</sup> ... 444 ft<sup>2</sup>

**Total Area: 123.7 m<sup>2</sup> ... 1331 ft<sup>2</sup>**

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                                 |                            | 86        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 71                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

