





5 College Close Loughton, IG10 3FD

Modern, spacious, and ideally located - this beautifully maintained one-bedroom ground floor flat is set within a quiet cul-de-sac in a highly sought-after development, just a short walk from Debden Central Line station and The Broadway's vibrant shops, cafes, and amenities.

Inside, you'll find a generously sized open-plan lounge/kitchen/diner - perfect for entertaining or unwinding at the end of the day. The fitted kitchen adds a stylish and contemporary touch, while the clever use of the hallway as a home office/study area offers excellent flexibility for remote working or additional storage.

The well-proportioned double bedroom and modern bathroom complete the interior, offering comfortable and functional living throughout. The property also benefits from attractive shutters throughout.

Outside, the flat features an allocated parking space, well-kept communal grounds, and a long lease with 182 years remaining - making it a fantastic choice for first-time buyers, investors, or commuters.

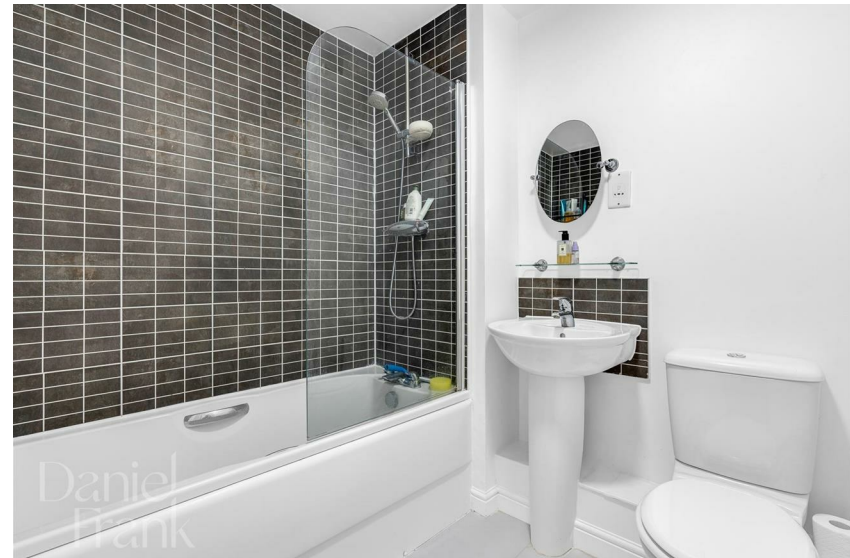
Ground rent - To be confirmed.

Tenure Leasehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



Ground Floor
Area: 40.9 m² ... 441 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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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.

