

Daniel
Frank





80 Avondale Drive Loughton, IG10 3DQ

A beautifully presented two bedroom home situated just moments from Loughton High Road, Central Line station, and the vast greenery of Epping Forest.

This attractive two-bedroom home features a separate living room providing a cosy space to relax. To the rear, you'll find an open-plan kitchen and dining area, filled with natural light. The modern kitchen offers plenty of storage, while the bright dining area features French doors leading out to the garden, perfect for entertaining. Downstairs also benefits from wooden flooring throughout.

Upstairs, there's a spacious master bedroom and a generously sized second bedroom, both beautifully presented. The stylish family bathroom has been finished to a high standard with modern fittings and a contemporary design.

Outside the well-maintained rear garden provides a peaceful retreat, featuring a decking area with a wooden veranda at the end of the garden, perfect for hosting guests.

Tenure Freehold
Council Epping Forest

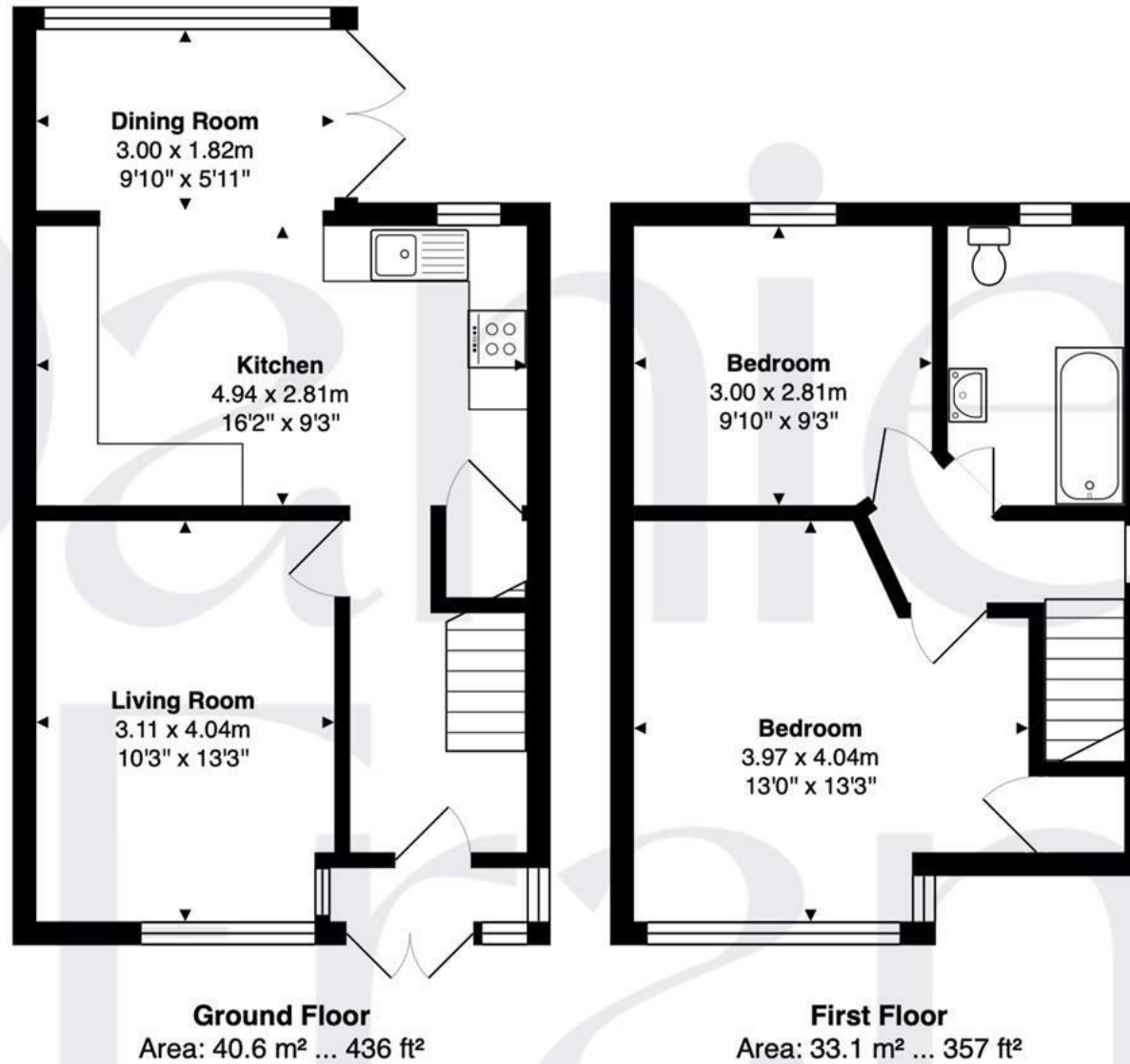




Your Next Chapter



Your Next Chapter



Total Area: 73.7 m² ... 793 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			87
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

