

Daniel
Frank





7 Millsmead Way Loughton, IG10 1LR

This beautifully presented four-bedroom family home offers spacious and versatile accommodation arranged over three floors, finished to a modern standard throughout.

The heart of the home is the impressive open plan kitchen, dining and living area, flooded with natural light and perfect for both everyday family living and entertaining. The contemporary kitchen features a central island and is complemented by a separate utility room, while bi-fold doors open seamlessly onto the rear garden.

To the front of the property, there is a welcoming family room with a feature fireplace and attractive bay windows, alongside a separate study, also benefitting from bay windows, ideal for those working from home. A convenient downstairs WC completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, including a spacious front bedroom with fitted wardrobes and a charming bay window. These rooms are served by a large and stylish contemporary family bathroom.

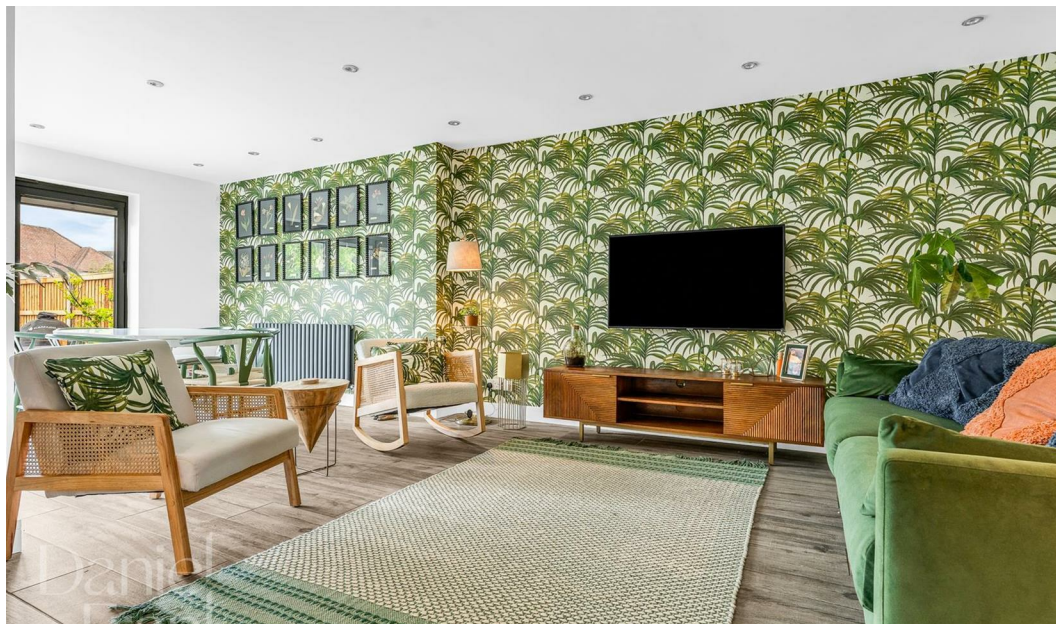
Occupying the entire second floor is the impressive master suite, featuring a Juliette balcony with lovely views and a modern ensuite shower room.

Externally, the property boasts a generous rear garden with decking and patio areas, providing excellent outdoor entertaining space. At the end of the garden is a substantial studio/summer house, offering fantastic flexibility for use as a home office, gym or entertaining space. This home further benefits from off-road parking.

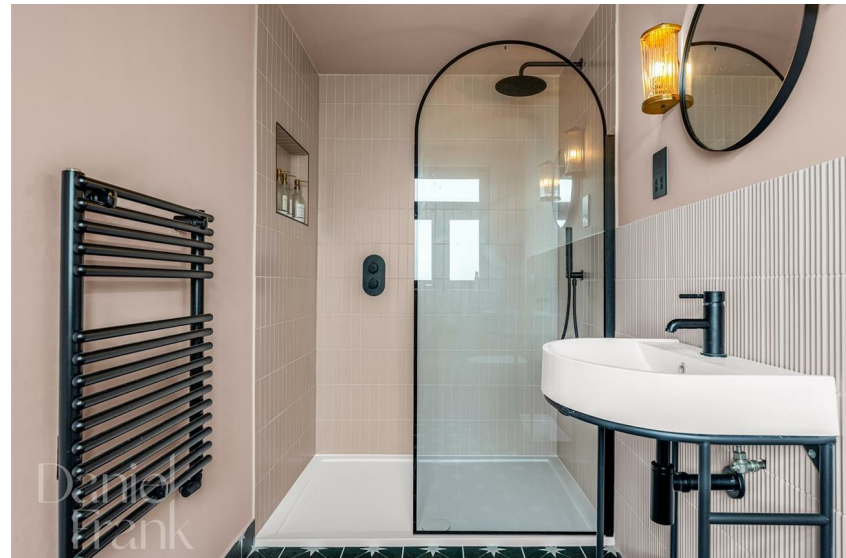
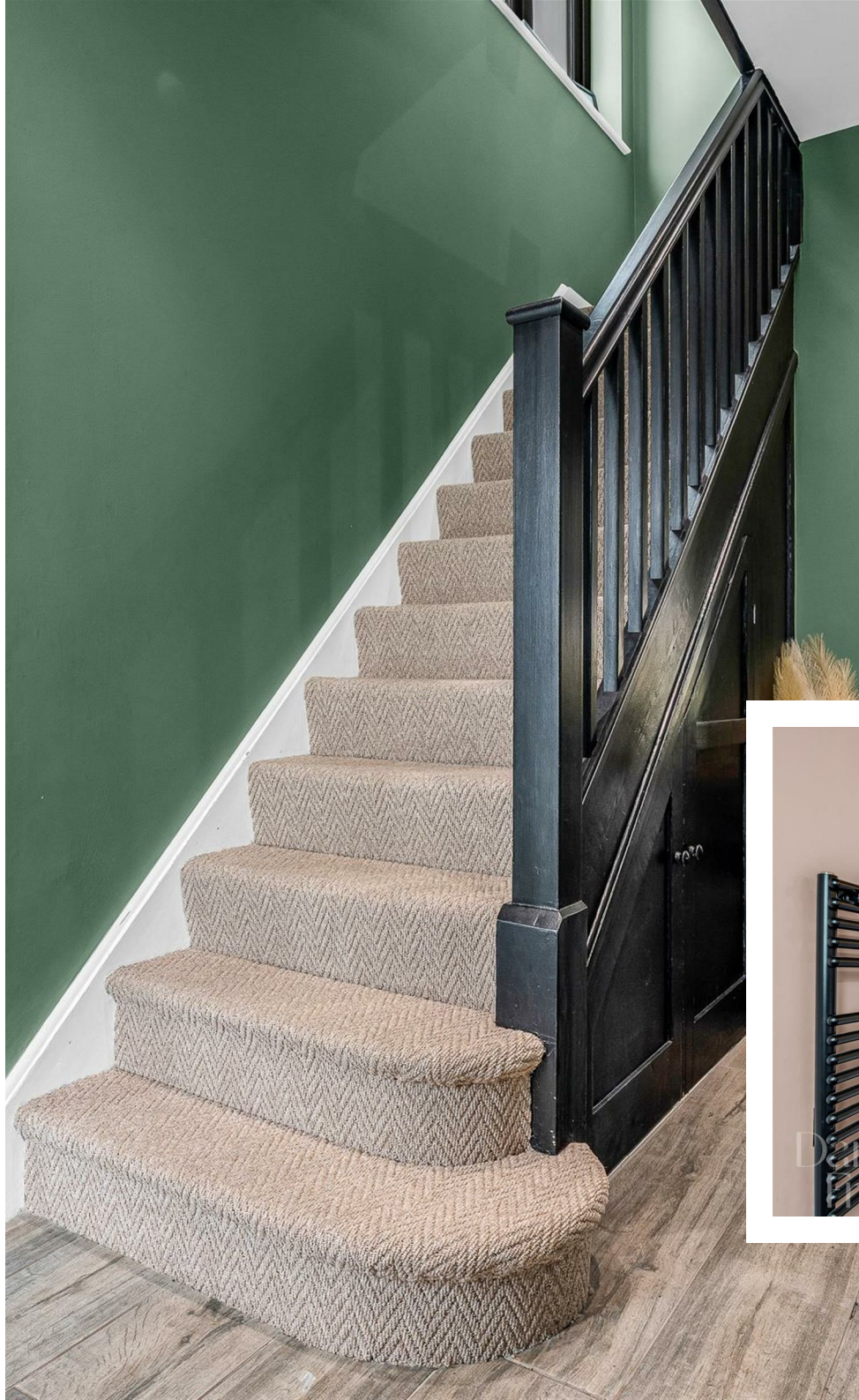
The property is conveniently located close to Epping Forest, offering extensive green space and walking trails, as well as being within easy reach of Loughton High Road, which provides a wide range of shops, cafés, restaurants and local amenities.

Tenure Freehold
Council Epping Forest

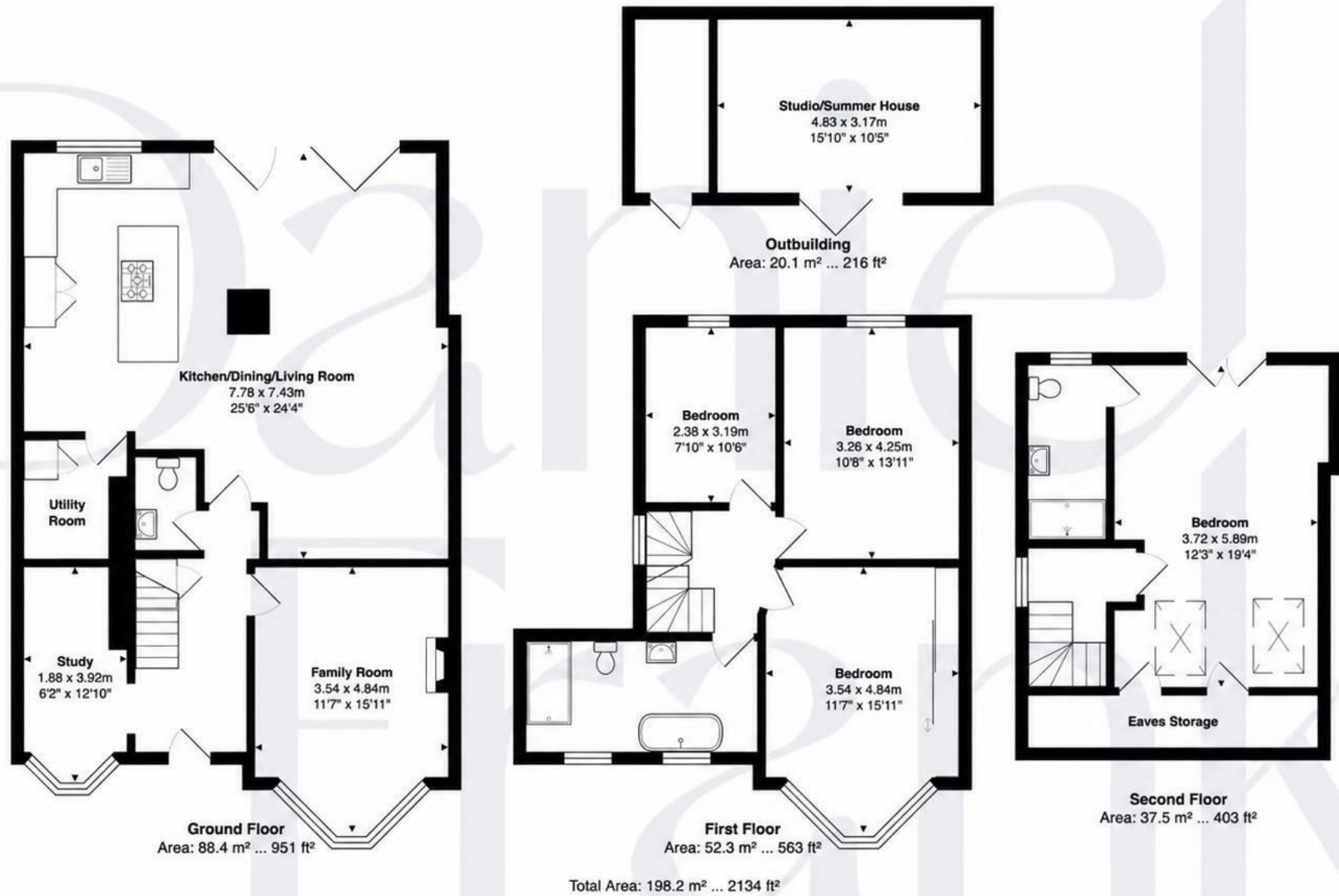




Your Next Chapter



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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	73	83
(81-91) B		
(69-80) C		
(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
		

