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69 High Road
Loughton, IG10 4JE

Guide Price £425,000-£450,000

Set across three floors, this charming one-bedroom Victorian terraced home combines character, generous living space and a convenient location, just 0.5 miles from Loughton Central Line Station and within easy walking distance of Loughton High Road.

The ground floor welcomes you with a spacious living room, beautifully enhanced by a feature fireplace, creating a warm and inviting space to relax or entertain. On the lower ground floor, the well-appointed kitchen flows seamlessly into a bright and airy conservatory. French doors open directly onto the private paved rear garden, providing an ideal space for outdoor dining.

The first floor is home to a generous double bedroom featuring a charming fireplace and fitted wardrobes, alongside a spacious family bathroom.

Perfectly positioned within walking distance of Loughton High Road, the property enjoys easy access to an excellent selection of independent cafés, restaurants, shops and everyday amenities, while Loughton Central Line Station offers direct links into the City and West End, and the vast open spaces of Epping Forest are just moments away.

Tenure Freehold
Council Epping Forest





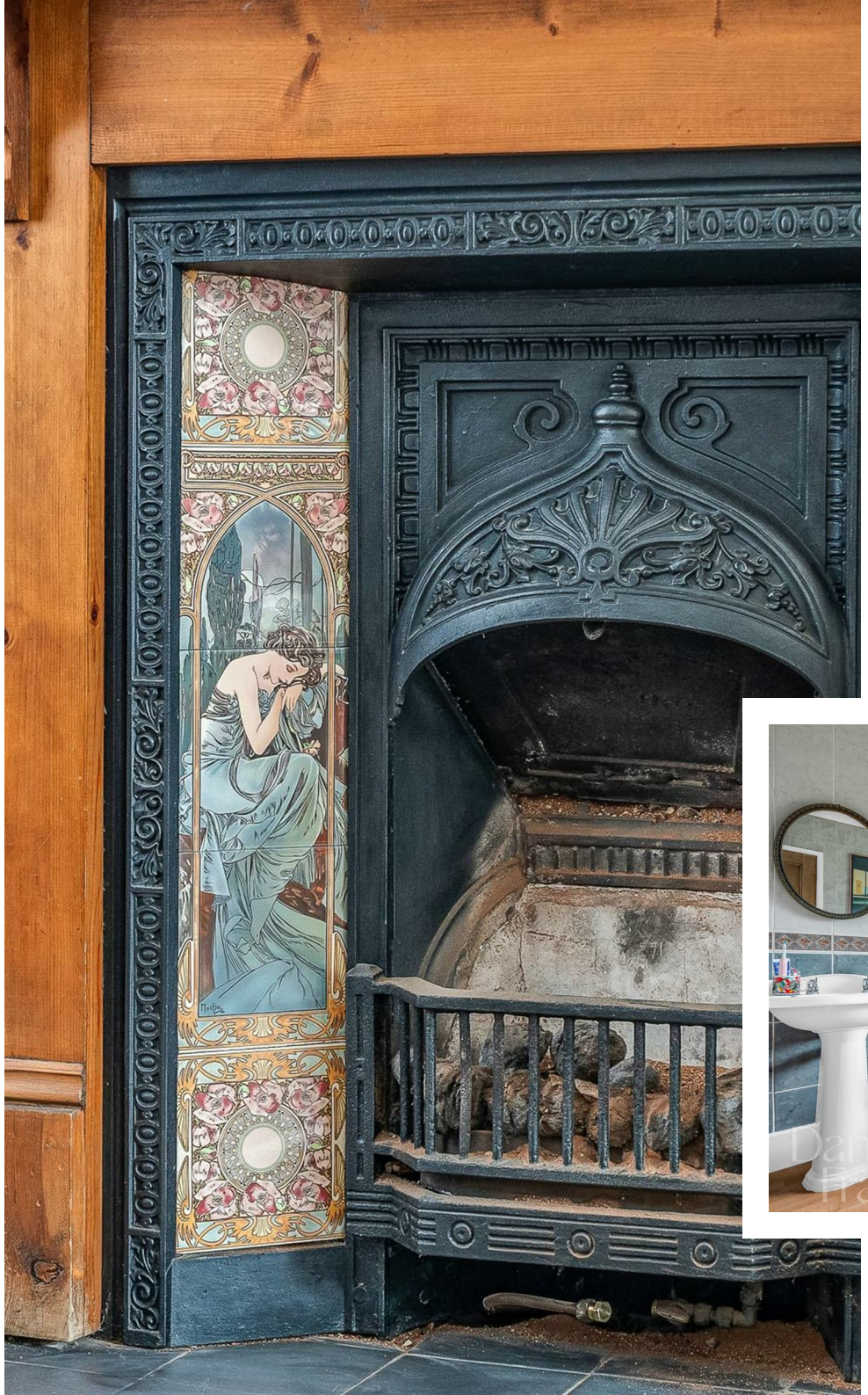








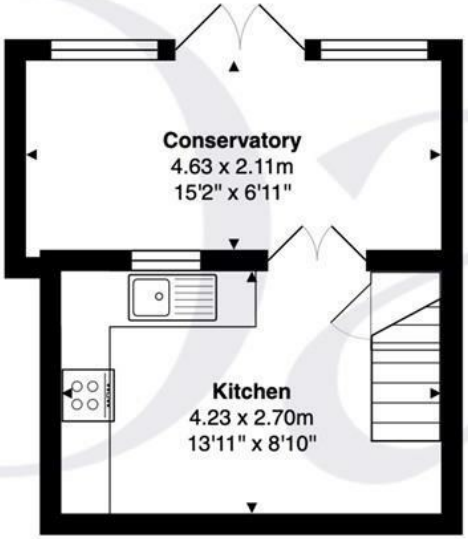
Your Next Chapter







Your Next Chapter

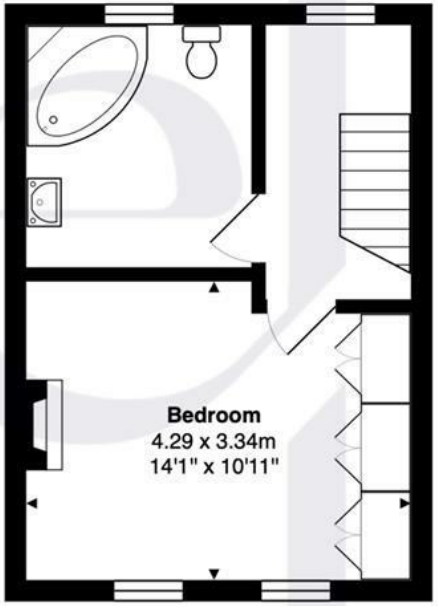


Basement
Area: 22.2 m² ... 239 ft²



Ground Floor
Area: 25.5 m² ... 274 ft²

Total Area: 74.2 m² ... 799 ft²



First Floor
Area: 26.5 m² ... 286 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.
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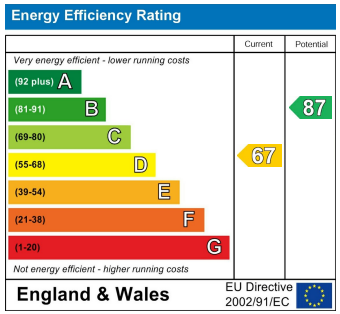
WHY LOUGHTON?

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.







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