

Daniel  
Frank





## 30 Station Road Loughton, IG10 4NX

This beautifully arranged chain-free five-bedroom home offers generous living space across three floors and is ideally located just 0.2 miles from Loughton Central Line Station, as well as within easy walking distance of Loughton High Road with its wide range of shops, cafés and local amenities. David Lloyd Chigwell is also just a short drive away, offering excellent fitness, leisure and family facilities nearby.

The property welcomes you via a large porch with a convenient cloakroom, leading into a bright entrance hallway that flows through to a comfortable front-facing family living room. To the rear of the property is a second large reception room featuring patio doors opening directly onto the garden, creating a perfect space for entertaining or relaxing.

The home further benefits from a spacious kitchen/dining area, also fitted with patio doors leading out to the large rear garden, which offers both a decked seating area and lawn. A separate utility room is conveniently located just off the kitchen, providing additional practicality and storage.

The first floor comprises three well-proportioned double bedrooms, all of which benefit from fitted wardrobes, along with a convenient family bathroom. The second floor offers two further bedrooms, with the larger room featuring fitted wardrobes and access to a Jack and Jill bathroom.

Externally, the property benefits from off-street parking to the front, while to the rear there is a particularly large, flat garden complete with an outbuilding positioned at the end of the garden.

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

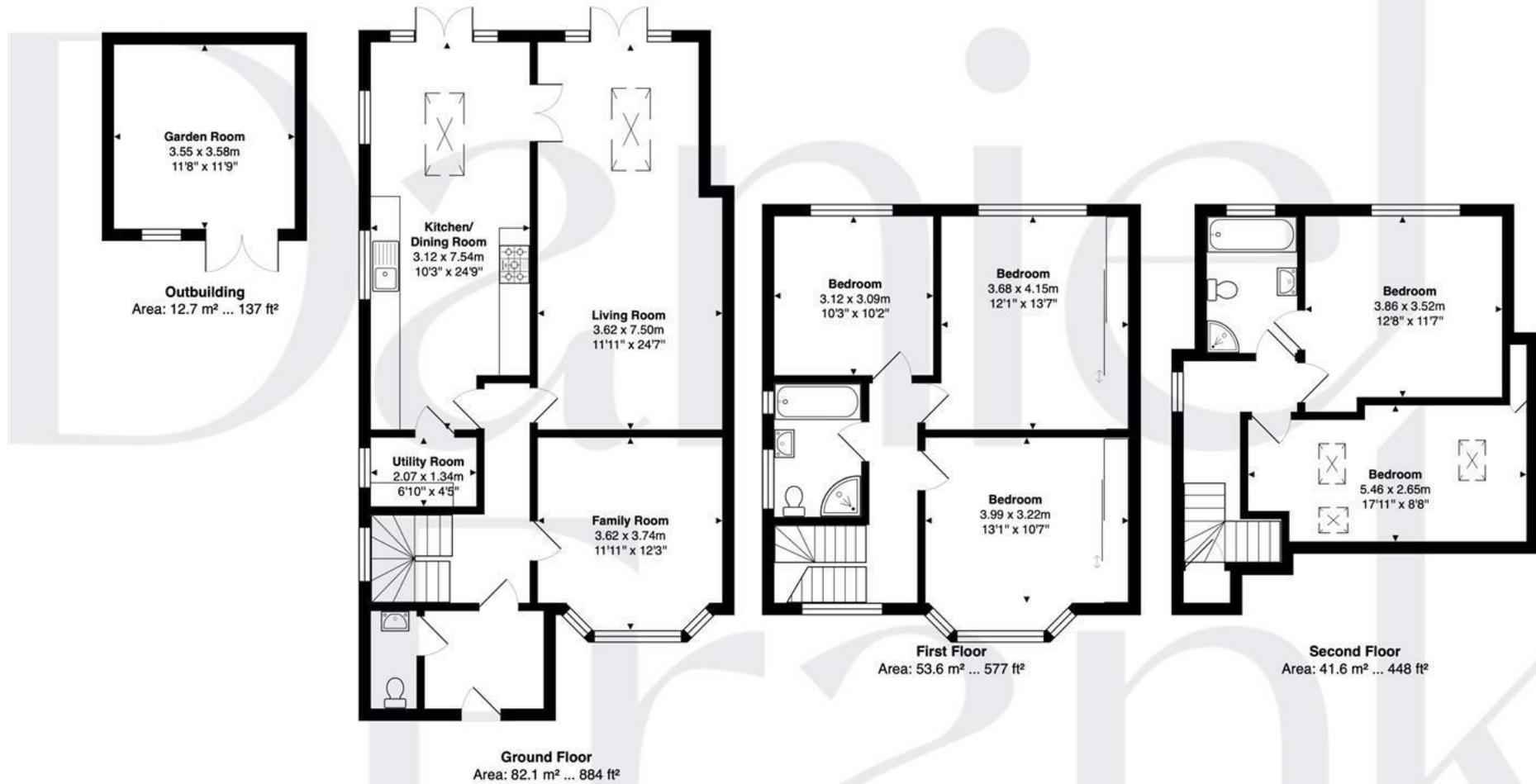




Your Next Chapter



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Total Area: 190.0 m<sup>2</sup> ... 2046 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	83
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

