

Daniel  
Frank





## 57 Forest Road Loughton, IG10 1EE

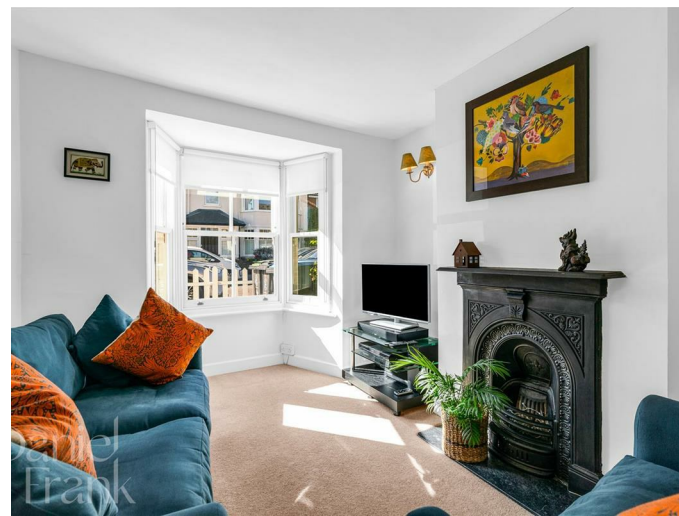
This beautifully presented two-bedroom mid-terrace home offers a perfect blend of charm, comfort, and convenience. The ground floor features a spacious through lounge, combining a welcoming living room with a gorgeous bay window and feature fireplace, and a dining area complete with practical shelving and a storage cupboard.

The sleek, modern fitted kitchen sits at the rear of the home, providing direct access to the delightful garden - beautifully mature, well-kept, and complete with a useful storage shed.

Upstairs, you'll find two generously sized bedrooms, including a main bedroom with fitted wardrobes, alongside a well-appointed family bathroom.

Forest Road enjoys a prime location within walking distance of Loughton High Road and Loughton Central Line Station, offering effortless access to a wide range of shops, restaurants, and excellent transport links. At the top of the road lies the beautiful Epping Forest, providing an abundance of outdoor space for walking, cycling, and relaxing in nature.

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

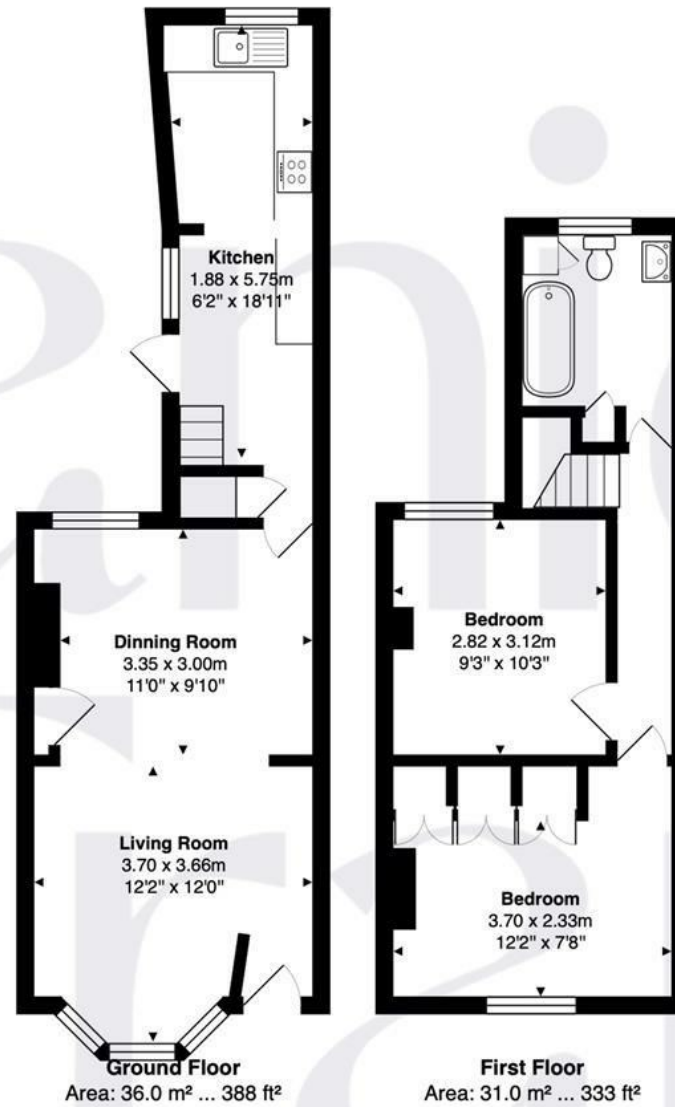




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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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.

