

Daniel
Frank





12 Woodland Road Loughton, IG10 1HJ

This is a beautifully presented three-bedroom family home. Upon entering the property, you are welcomed by attractive wooden flooring leading through to the spacious open-plan living and dining area, complete with a charming feature fireplace. The bright conservatory provides additional living space and enjoys lovely views over the rear garden with direct access outside.

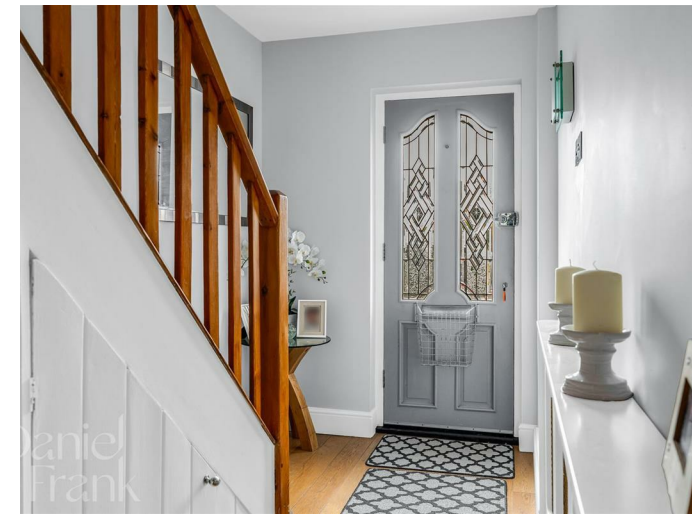
The modern kitchen offers ample storage and overlooks the garden, while a useful utility area runs alongside the house with access from both the front and rear. A downstairs WC completes the ground floor.

To the first floor are three generous-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. A well-appointed family bathroom serves all bedrooms.

Externally, the property boasts a large rear garden featuring a patio area with steps leading up to a well maintained lawn, creating the perfect space for outdoor entertaining and family enjoyment. A shed at the rear provides additional storage. To the front, there is a driveway offering off-road parking.

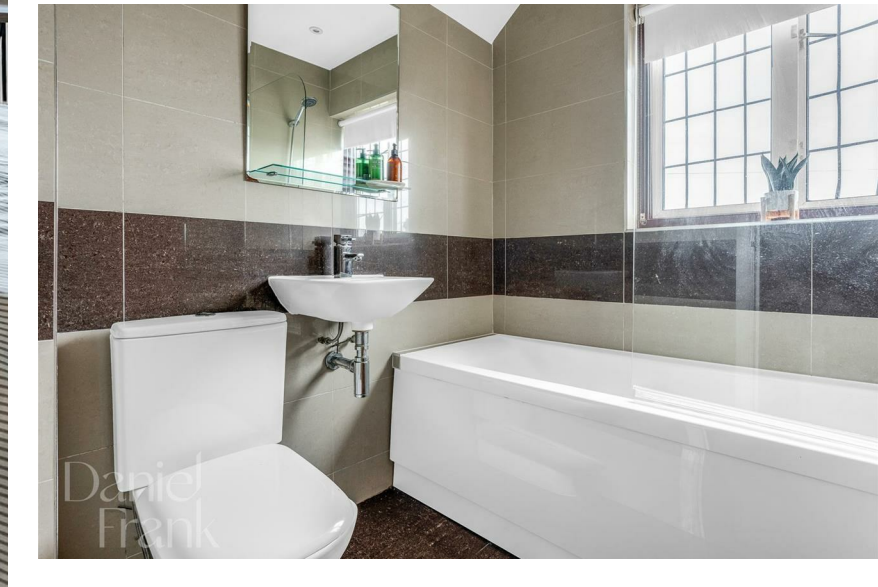
This property is ideally situated within walking distance of Loughton High Road, offering a wide range of local amenities, cafés, restaurants and excellent transport links via Loughton Central Line Station. The property is also conveniently located close to Epping Forest, perfect for scenic walks and outdoor activities.

Tenure Freehold
Council Epping Forest

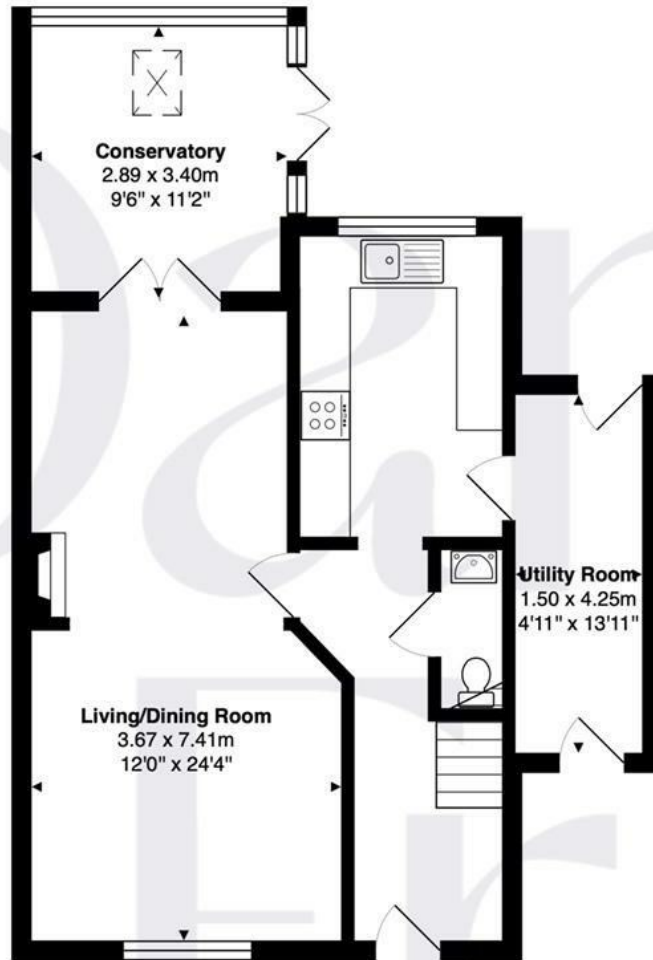




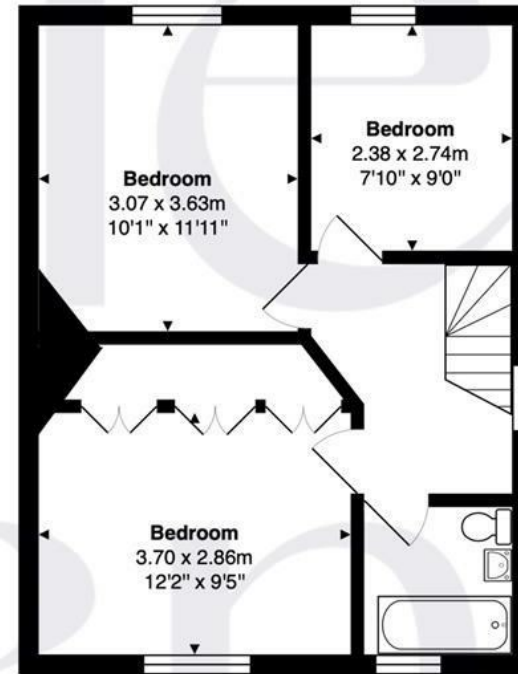
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 61.2 m² ... 658 ft²



First Floor
Area: 41.9 m² ... 451 ft²

Total Area: 103.1 m² ... 1109 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	