

Daniel  
Frank





## 67 Pyries Lane Loughton, IG10 2NL

This well presented four-bedroom semi-detached home is ideally situated just 0.9 miles from Debden Central Line station and falls within the catchment for Hereward Primary School.

The ground floor features a bright and welcoming hallway that leads into a generous formal living room-an inviting space for relaxation. To the rear, a well-appointed kitchen/diner offers the perfect setting for family meals and entertaining, while a convenient downstairs WC completes the layout.

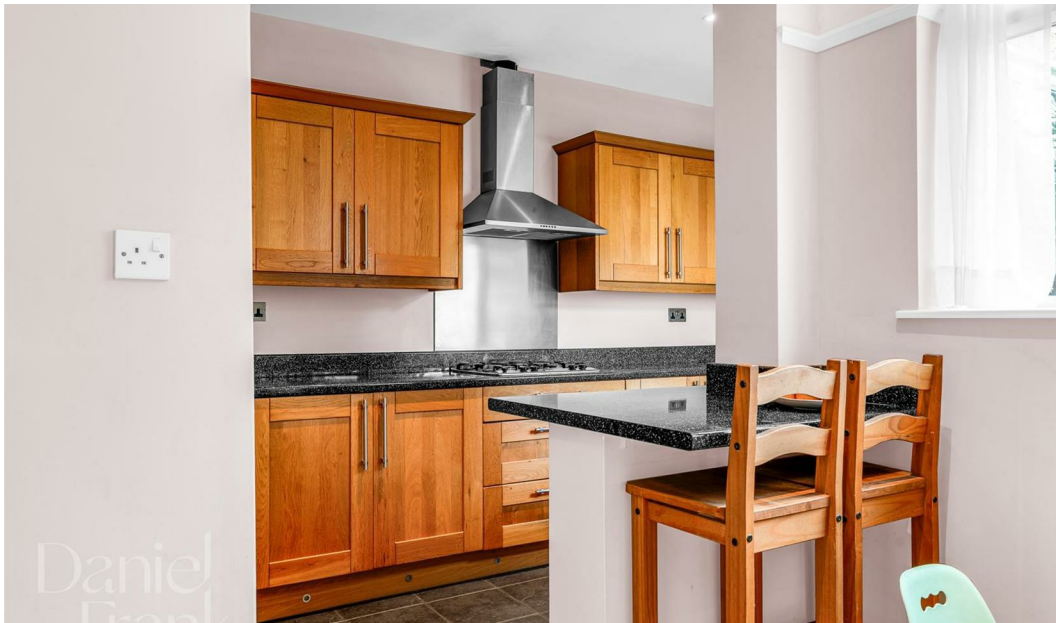
Upstairs on the first floor, you'll find three well-proportioned bedrooms-one currently used as a study-alongside a contemporary family bathroom, all maintained to a high standard.

A thoughtfully designed loft conversion provides a spacious master bedroom boasting its own private en-suite.

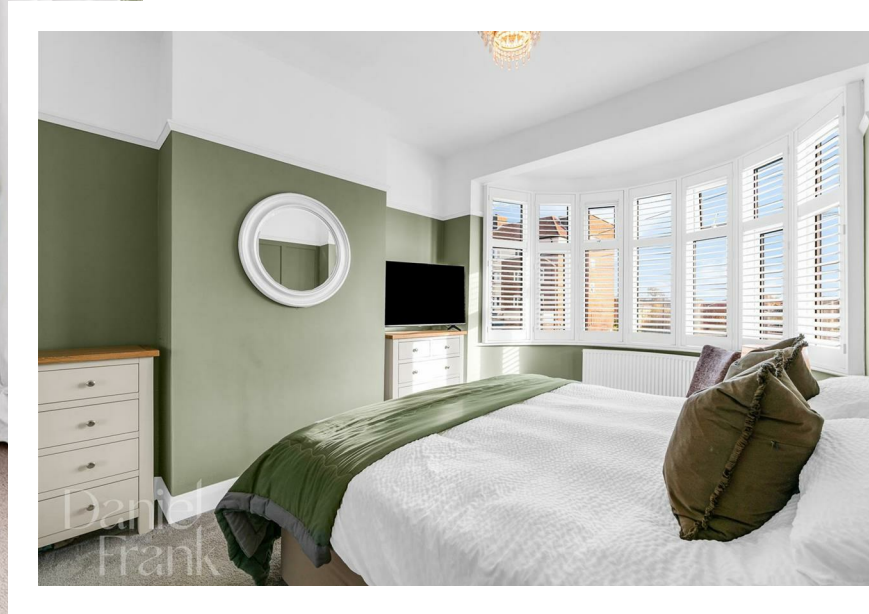
Outside, the property enjoys a sizeable rear garden, ideal for outdoor enjoyment, and the front offers off-street parking with an electric vehicle charging point, adding modern convenience.

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

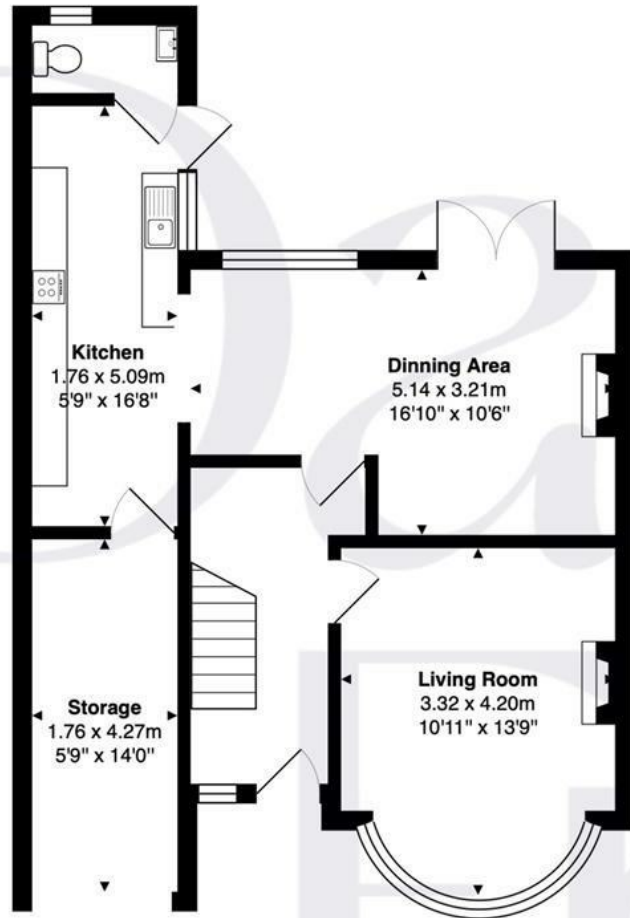




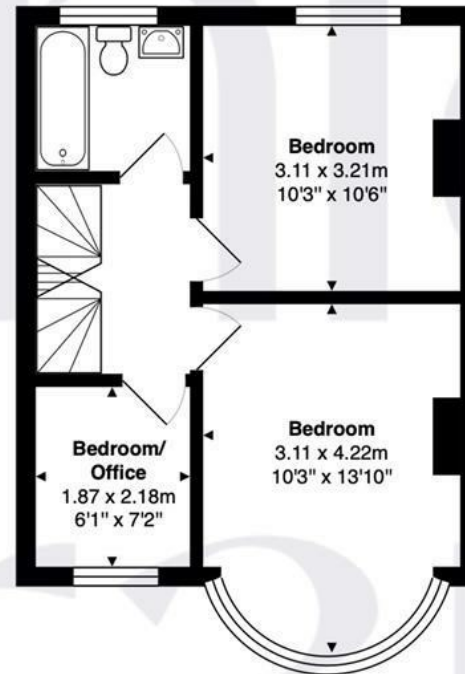
Your Next Chapter



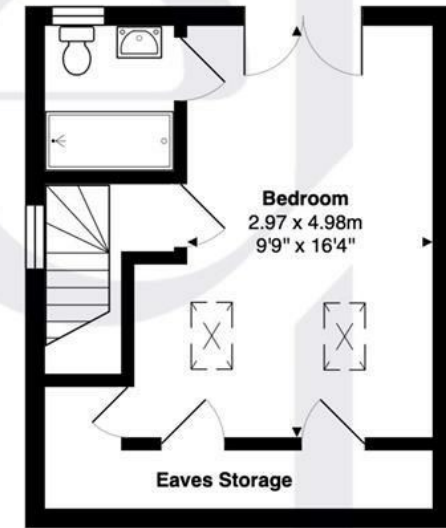
Your Next Chapter



**Ground Floor**  
Area: 54.6 m<sup>2</sup> ... 588 ft<sup>2</sup>



**First Floor**  
Area: 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>



**Second Floor**  
Area: 27.4 m<sup>2</sup> ... 295 ft<sup>2</sup>

**Total Area: 117.8 m<sup>2</sup> ... 1268 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) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

