

Daniel
Frank





24 Newnham Close Loughton, IG10 4JG

Buyer secured from Daniel Frank database prior to launch

Nestled in a sought-after Loughton location, this spacious and well-presented four-bedroom semi-detached family home offers generous living accommodation, a large rear garden and an excellent position within walking distance of Loughton High Road, the Central Line station and the beautiful Epping Forest.

Upon entering the property, the entrance hall leads to a snug room and a separate large living room/ dining room featuring doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The modern kitchen/breakfast room is fitted with a range of contemporary units and benefits from a breakfast bar, together with a pantry and adjoining utility room providing excellent practicality. A convenient downstairs WC completes the ground floor accommodation.

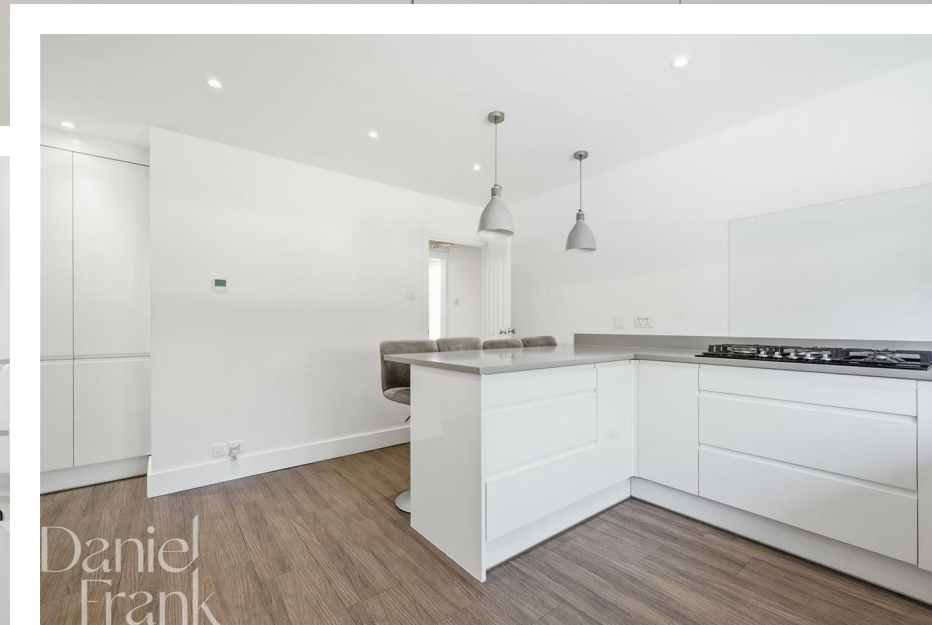
The first-floor hosts four well-proportioned bedrooms. The principal bedroom enjoys its own Juliette balcony overlooking the rear garden and benefits from a stylish en-suite shower room. Three further bedrooms are served by a modern family bathroom, with one bedroom featuring fitted wardrobes.

Externally, the property boasts a generous rear garden comprising a patio area, lawn and two sheds, providing excellent outdoor space for families and additional storage. To the front, a large driveway offers off-street parking.

Ideally situated just 0.6 miles from Loughton Central Line Station, the property provides excellent transport links into London. Loughton High Road, with its wide selection of cafés, restaurants, shops and everyday amenities, is within easy walking distance, while the open green spaces of Epping Forest are just moments away.

Tenure Freehold
Council Epping Forest





Your Next Chapter

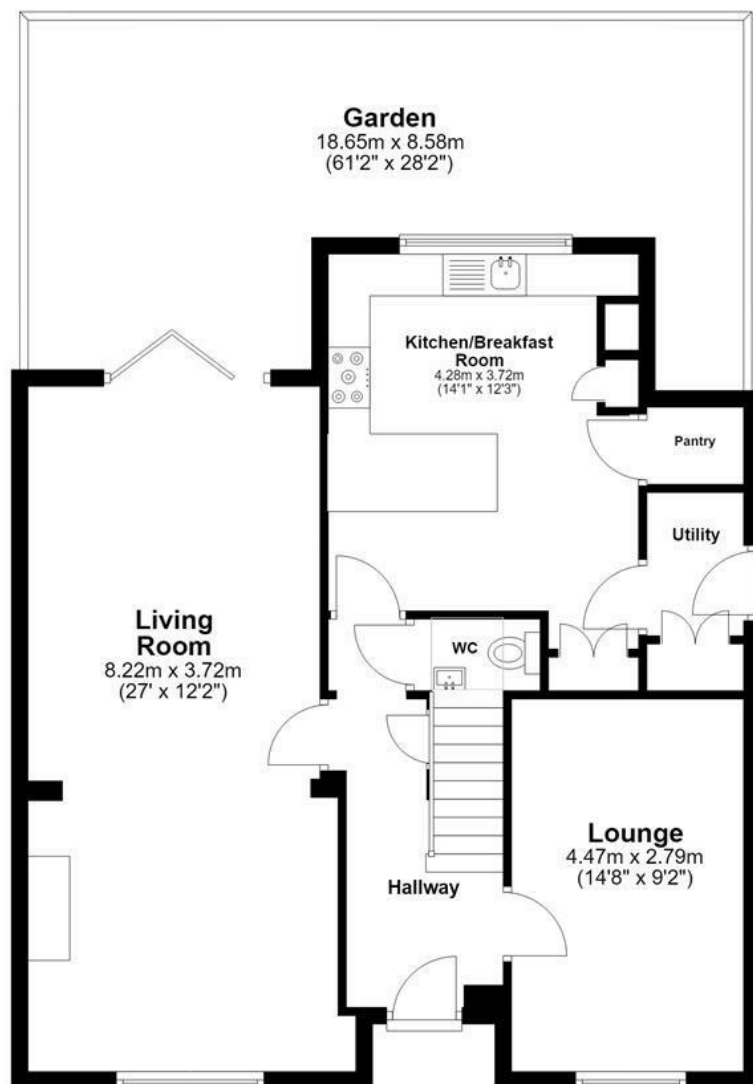


Your Next Chapter



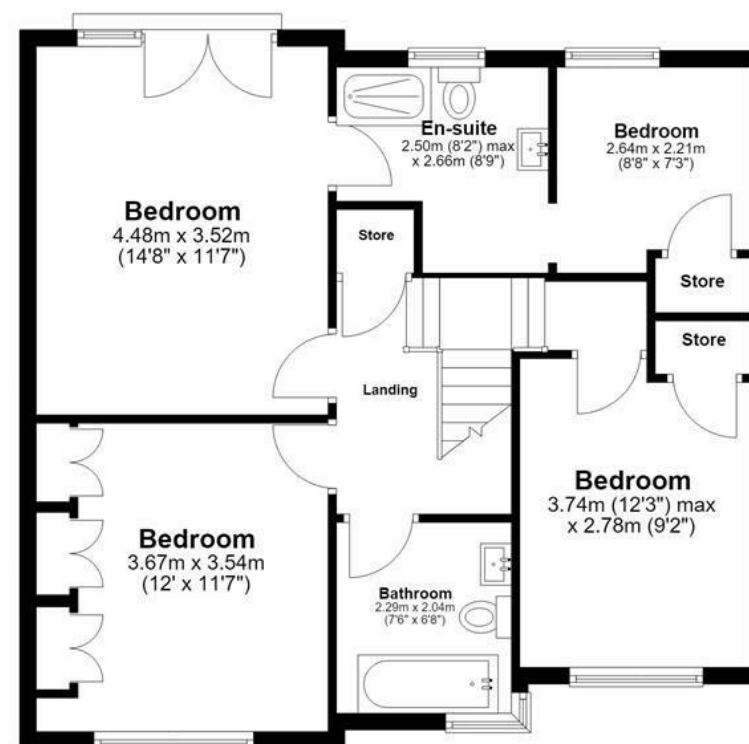
Ground Floor

Approx. 75.3 sq. metres (810.5 sq. feet)
(excluding Garden)



First Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



Total area: approx. 142.5 sq. metres (1533.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Newnham Close



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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

