





166 Burney Drive Loughton, IG10 2DY

Guide Price: £290,000 - £300,000

Situated in a sought-after area of Loughton, this attractive first-floor apartment with its own private garden presents an excellent opportunity for first-time buyers, professionals, or investors alike.

The accommodation comprises a generous double bedroom, a stylish contemporary bathroom, and a bright, well-proportioned living area with direct access to a private balcony - perfect for enjoying a morning coffee or unwinding at the end of the day.

A modern fitted kitchen offers a range of stylish cabinetry and integrated appliances, while large windows throughout allow for an abundance of natural light, enhancing the apartment's welcoming atmosphere.

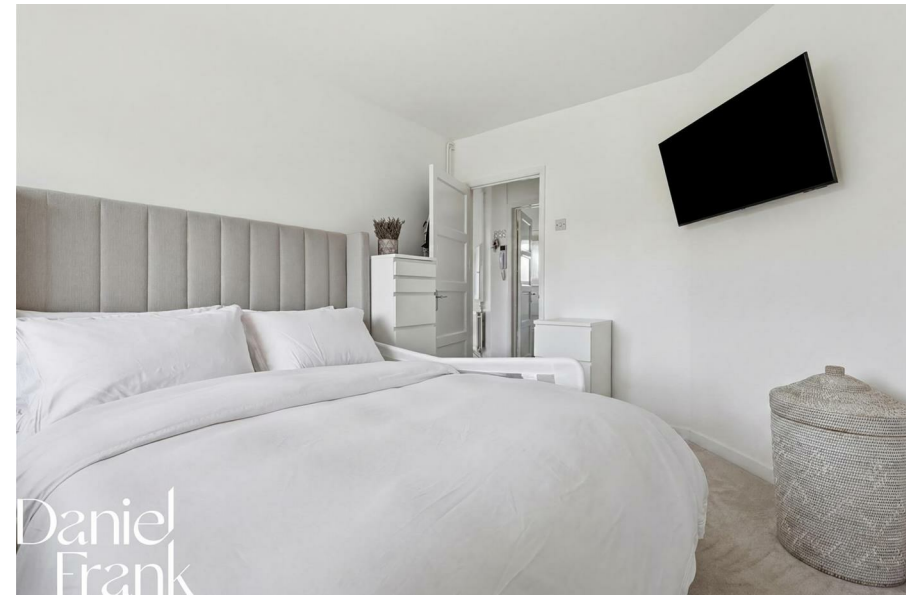
One of the property's most distinctive features is its large private garden stretching approximately 50 foot, a rare addition for an apartment and perfect for outdoor relaxation, gardening, or social gatherings.

Ideally positioned within easy reach of Debden Station, local shops, amenities, highly regarded schools, and nearby green open spaces, this well-maintained home combines convenience with comfortable modern living in a highly desirable location.

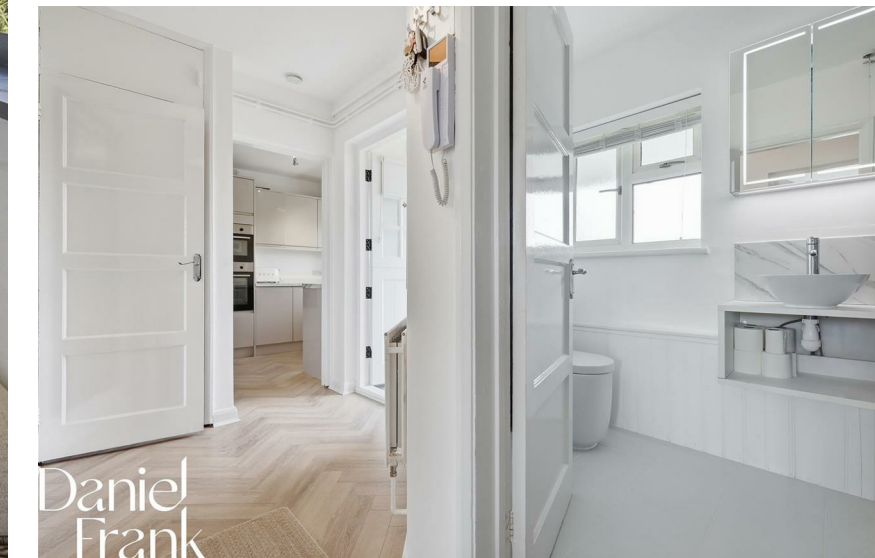
Lease remaining - 103 years.
Service charge - £38 per month.
Ground rent - £10 per annum.

Tenure Leasehold
Council Epping Forest.





Your Next Chapter

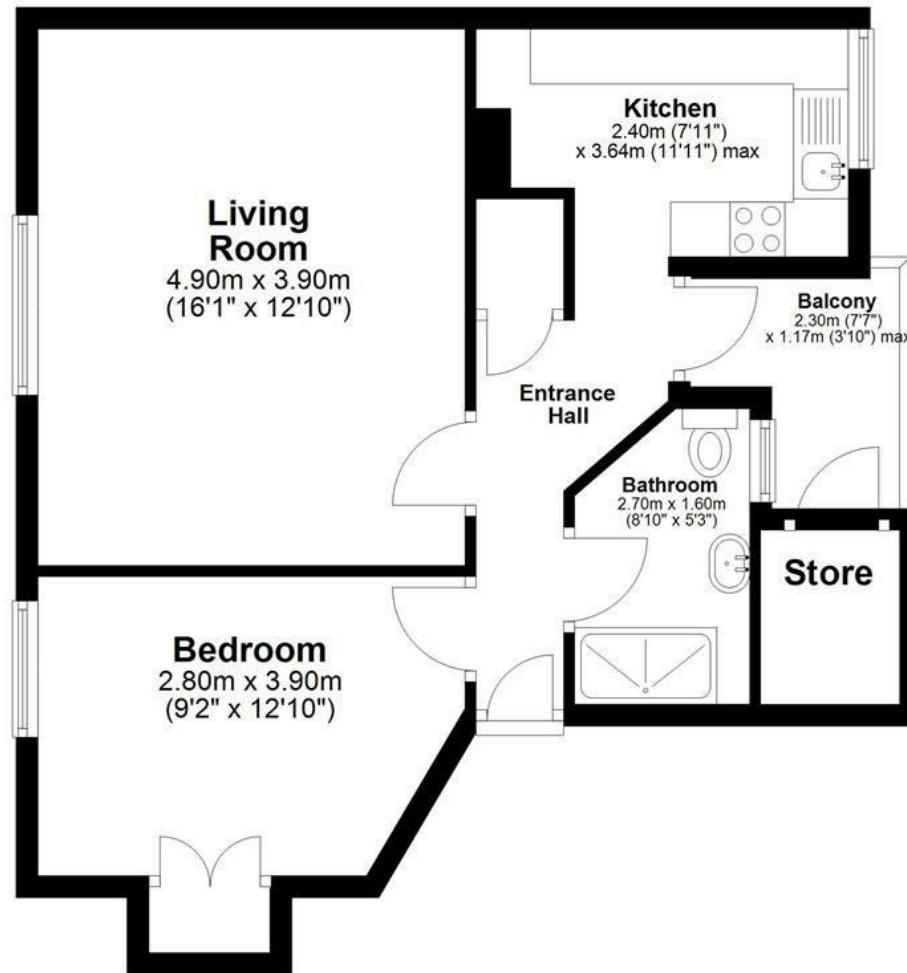


Your Next Chapter



First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)
(excluding Balcony)



Total area: approx. 49.8 sq. metres (535.9 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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Burney Drive



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		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

