

Daniel  
Frank





## 33 Forest Road Loughton, IG10 1EE

A charming three-bedroom Victorian home arranged over three floors, ideally positioned with Epping Forest at one end of the road and just a short walk from Loughton High Road and the Central Line station.

This beautifully presented end-of-terrace home blends character features with modern living. The ground floor offers a bright open-plan living and dining area, perfect for entertaining, leading through to a modern fitted kitchen. From here, stable doors open directly onto a private rear courtyard garden.

The first floor hosts a well-proportioned double bedroom, a contemporary family bathroom and the master bedroom with an Ensuite. The top-floor loft room provides another spacious double bedroom with panoramic forest views.

Offered to the market chain free.

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

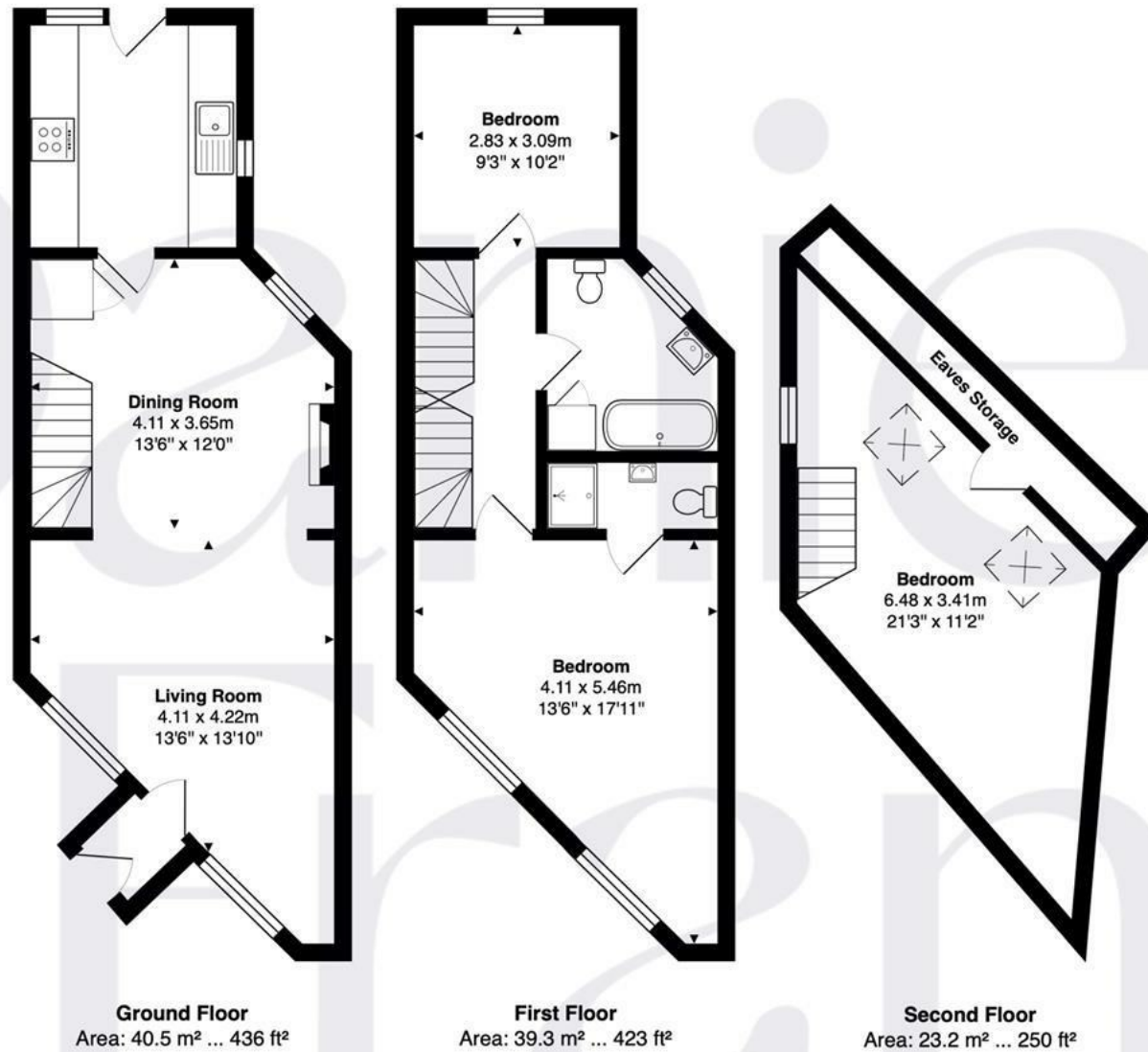




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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

