

Daniel
Frank





48 Lower Park Road Loughton, IG10 4NA

Guide Price £850,000 - £900,000

Positioned in a highly sought-after location, this beautifully presented three-bedroom family home offers spacious and versatile accommodation throughout.

Upon entering, you are welcomed by a bright and spacious open-plan lounge and dining area, featuring a charming bay window to the front aspect and a striking feature fireplace, creating a warm and inviting living space. The lounge area flows seamlessly into the modern fitted kitchen, complete with ample storage, breakfast bar, and skylight allowing plenty of natural light to flood the space.

To the rear, the property benefits from a conservatory providing additional space with direct access onto the rear garden. The ground floor is further complemented by a convenient combined WC and utility area.

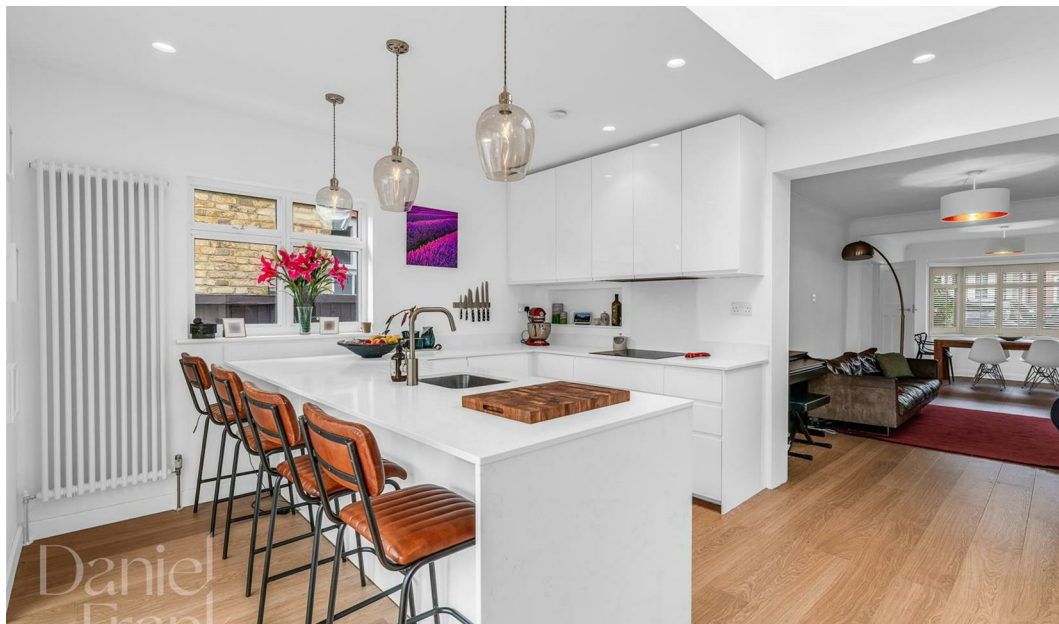
Upstairs, there are three well-proportioned bedrooms alongside a contemporary family bathroom serving all rooms.

Externally, the property boasts a generous rear garden with a decking area and lawn, ideal for entertaining and family enjoyment. At the end of the garden sits a substantial outbuilding offering versatile use as a home office, gym, studio or additional storage space.

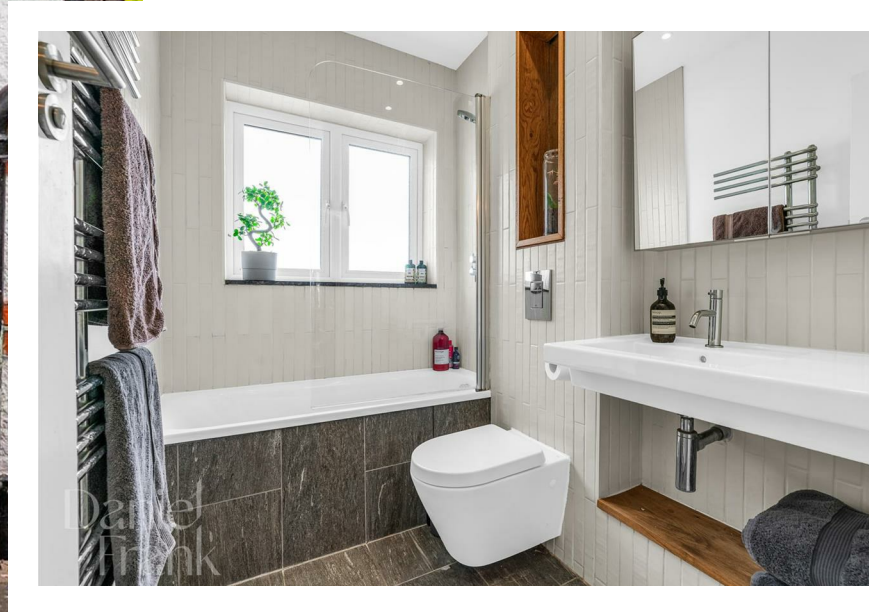
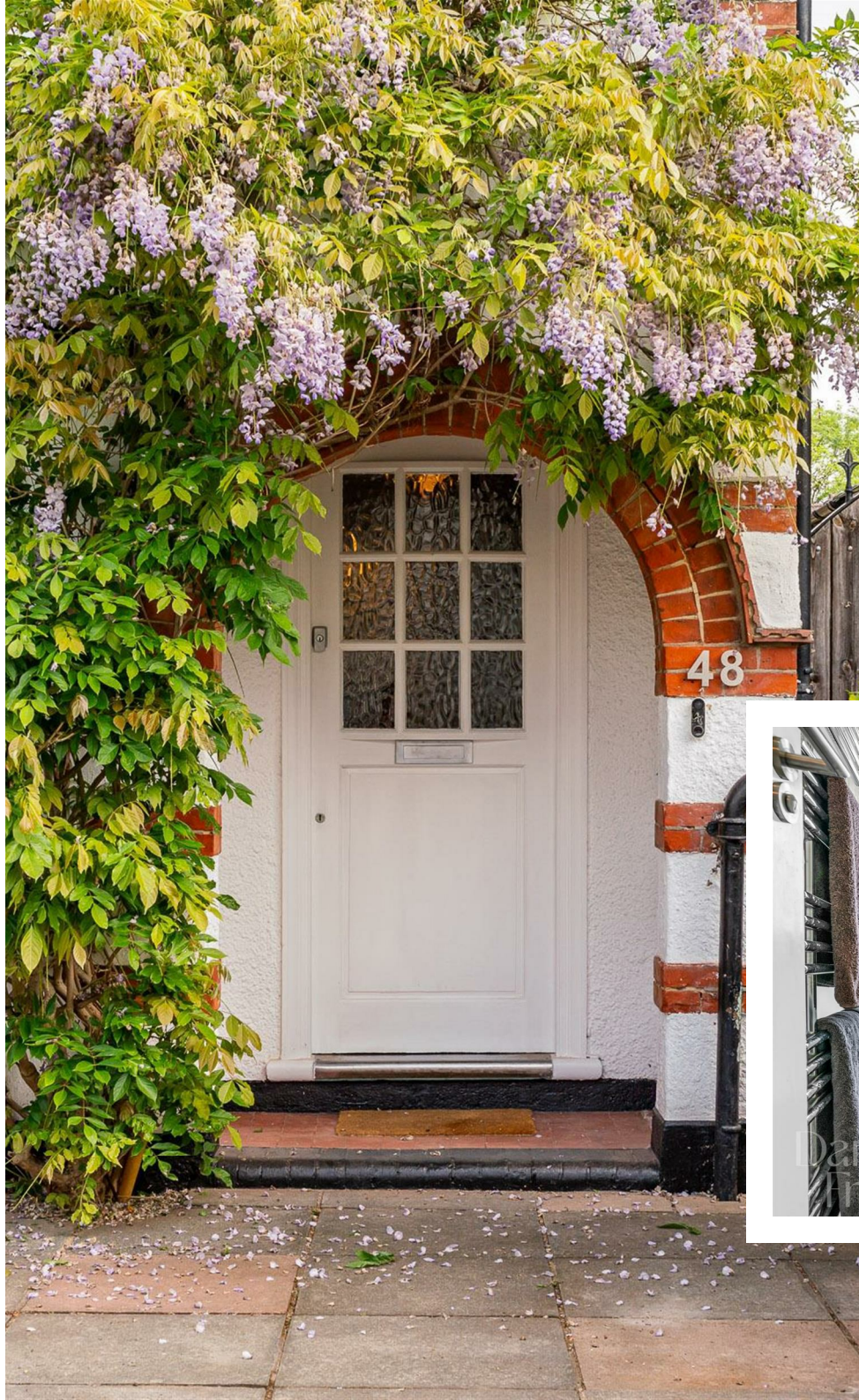
Further benefits include off-street parking and an excellent location, just a 0.2-mile walk from Loughton Central Line Station. The property also features an Ohme EV charging point mounted on the front wall of the house, which seamlessly works with Octopus Energy's low tariffs, offering convenient and cost-efficient electric vehicle charging. The property is also within easy reach of Loughton High Road, offering a variety of shops, cafés and amenities, while the beautiful open green spaces of Epping Forest are only a short distance away.

Tenure Freehold
Council Epping Forest

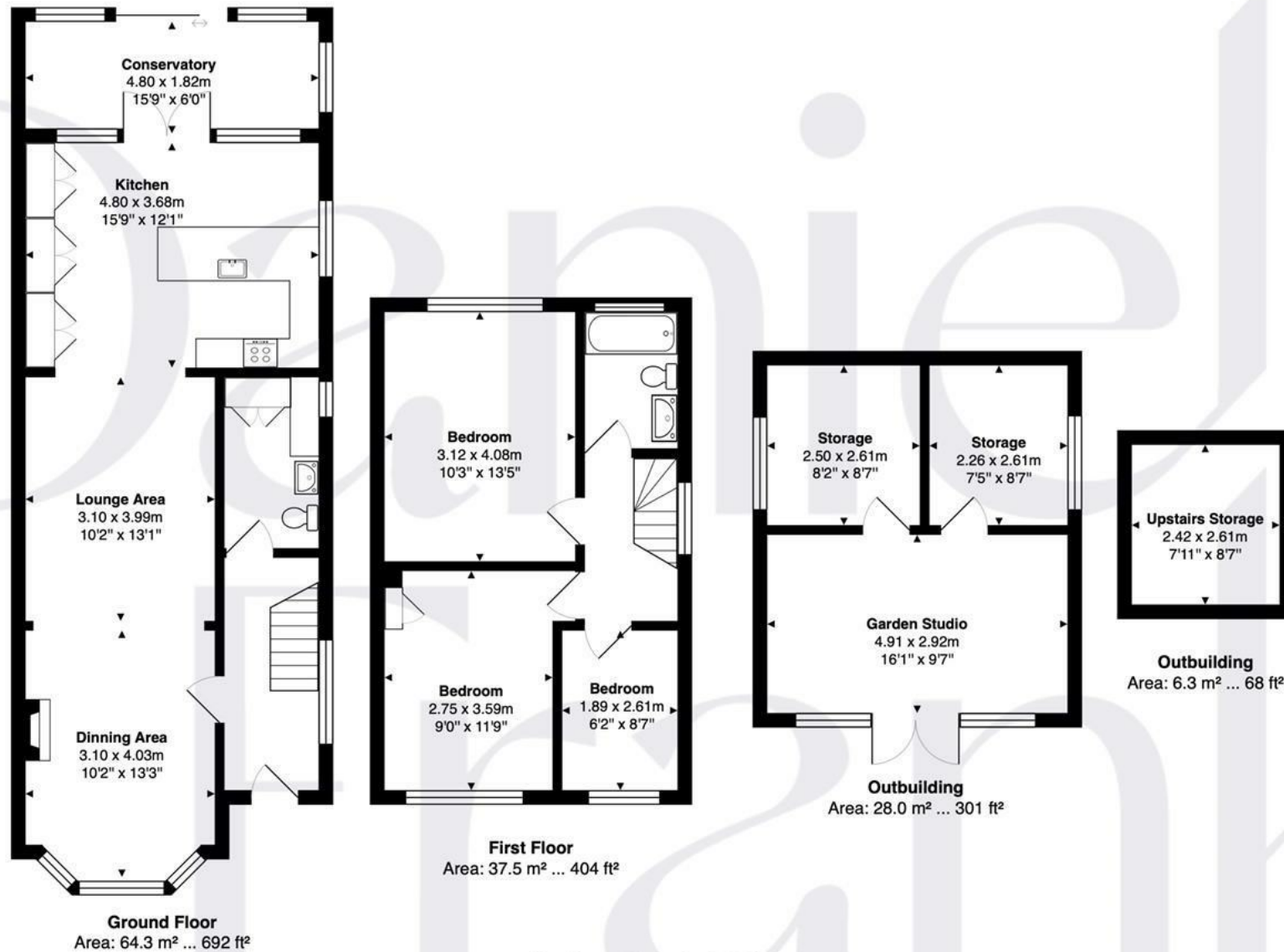




Your Next Chapter



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Total Area: 136.1 m² ... 1465 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
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(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	

