Daniel Frank



9 Durnell Way
Loughton, IG10 1TG

Guide Price £625,000-650,000

A four-bedroom family home which has been thoughtfully extended by the current owners, offering spacious and versatile accommodation arranged over three floors. The property is offered chain free.

The ground floor features a spacious living room, while to the rear is a large kitchen/dining area providing an excellent space for everyday family life and entertaining. Doors open directly onto the rear garden.

The first floor offers three generously sized bedrooms, two of which benefit from fitted wardrobes, with one bedroom also enjoying its own ensuite. A family bathroom, together with a separate WC, serves the remaining bedrooms.

The third floor has a spacious fourth bedroom, complete with a walk-in wardrobe.

The property is conveniently located for Loughton and Debden Central Line stations and is within easy reach of the beautiful Epping Forest, offering an excellent combination of transport links, local amenities and access to green space.

Tenure Freehold
Council Epping Forest















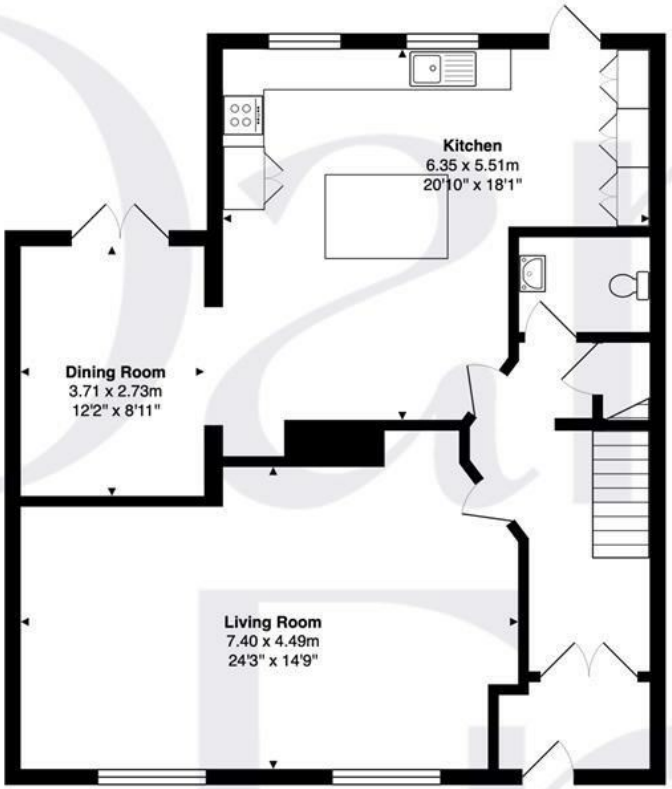
Your Next Chapter



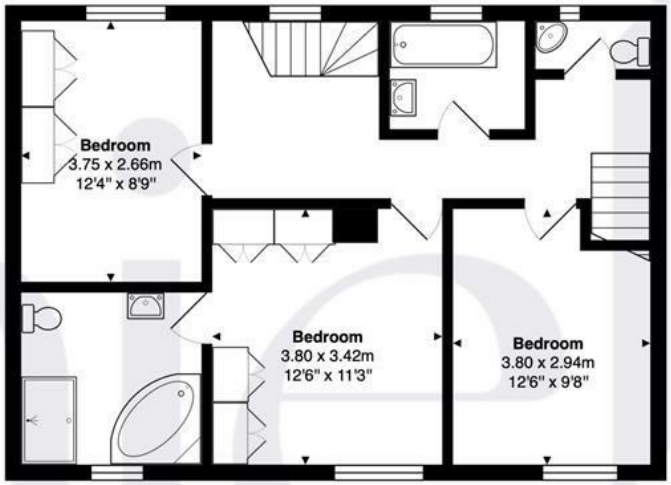




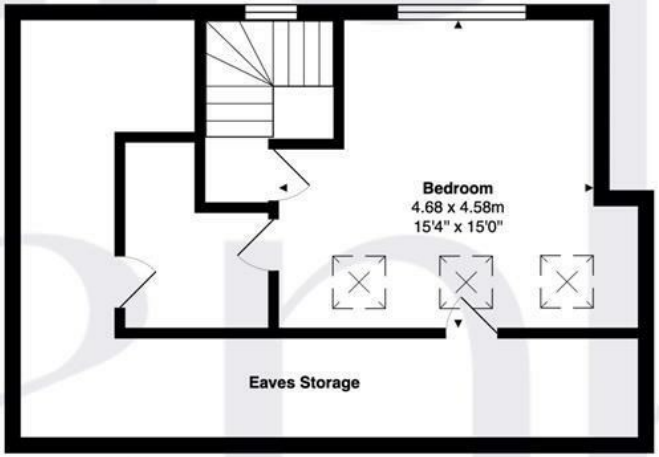
Your Next Chapter



Ground Floor
Area: 90.3 m² ... 972 ft²



First Floor
Area: 61.7 m² ... 665 ft²



Second Floor
Area: 55.1 m² ... 593 ft²

Total Area: 207.1 m² ... 2230 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.

Property marketing provided by www.matthewkyle.co.uk

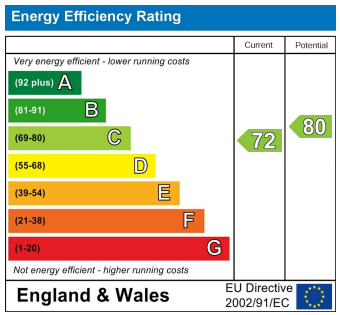
WHY LOUGHTON?

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 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.







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