Daniel Frank

97 Forest Road
Loughton, IG10 1EF

Situated in a highly sought-after location, this charming three-bedroom detached home is just a 0.6-mile walk from Loughton Central Line Station and within easy reach of Loughton High Road's excellent selection of restaurants, cafés and local amenities.

The property offers well-balanced accommodation throughout, beginning with a welcoming living room to the front of the home, featuring a beautiful bay window that fills the space with natural light. To the rear, the open-plan kitchen and dining area creates an ideal setting for modern family living and entertaining. The dining area is enhanced by an attractive feature fireplace and French doors opening onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the principal bedroom benefits from a charming feature fireplace, while the second bedroom is another double complete with a bay window. The third bedroom offers flexibility and could equally serve as a home office or study. A family bathroom completes the first-floor accommodation.

Externally, the rear garden features a decking area, providing the perfect space for entertaining.

Tenure Freehold
Council Epping Forest

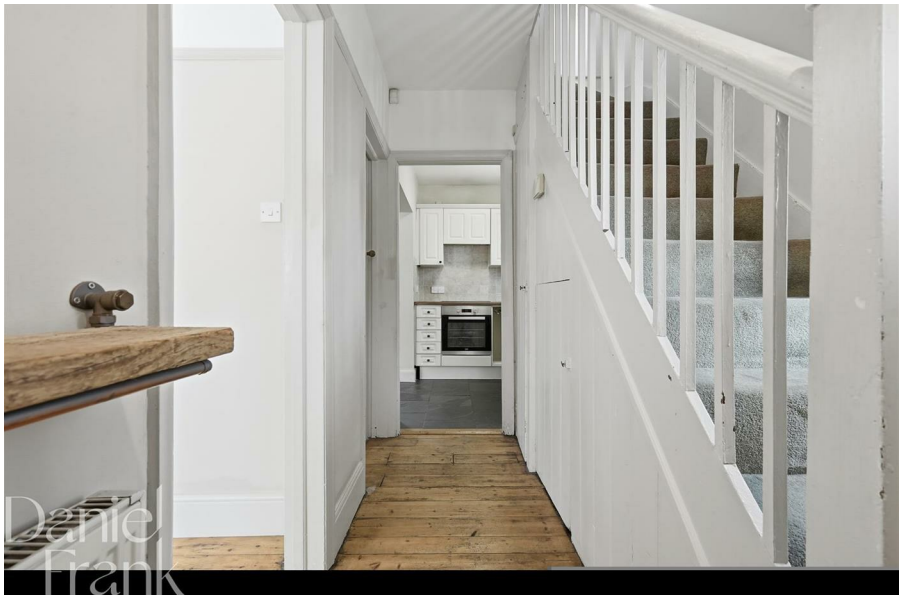












Your Next Chapter



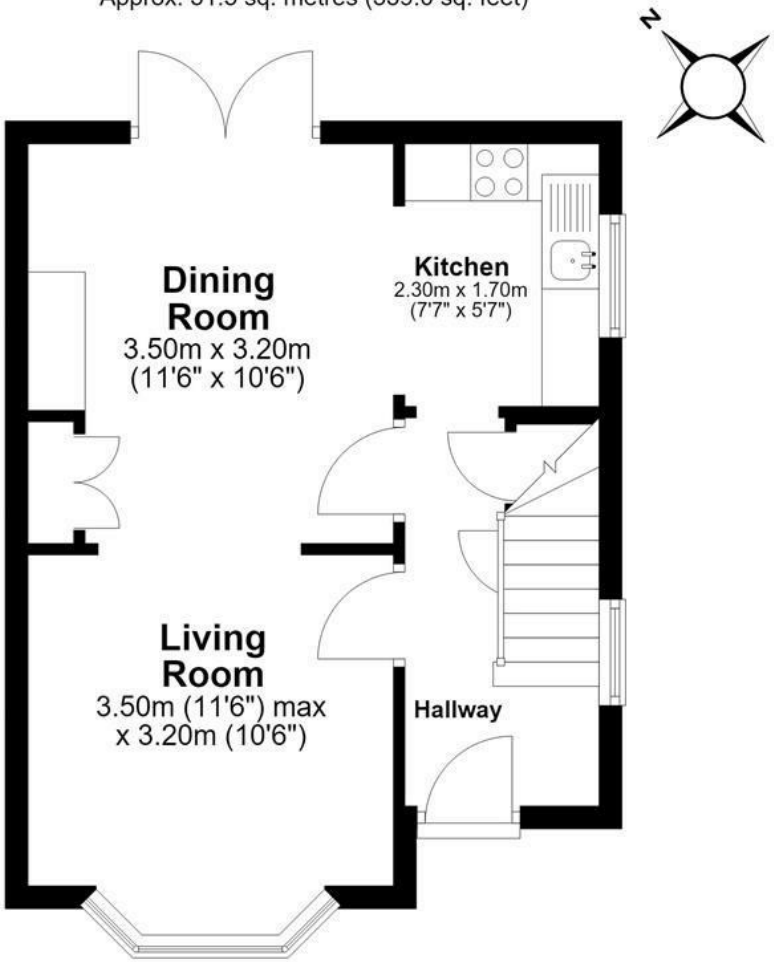




Your Next Chapter

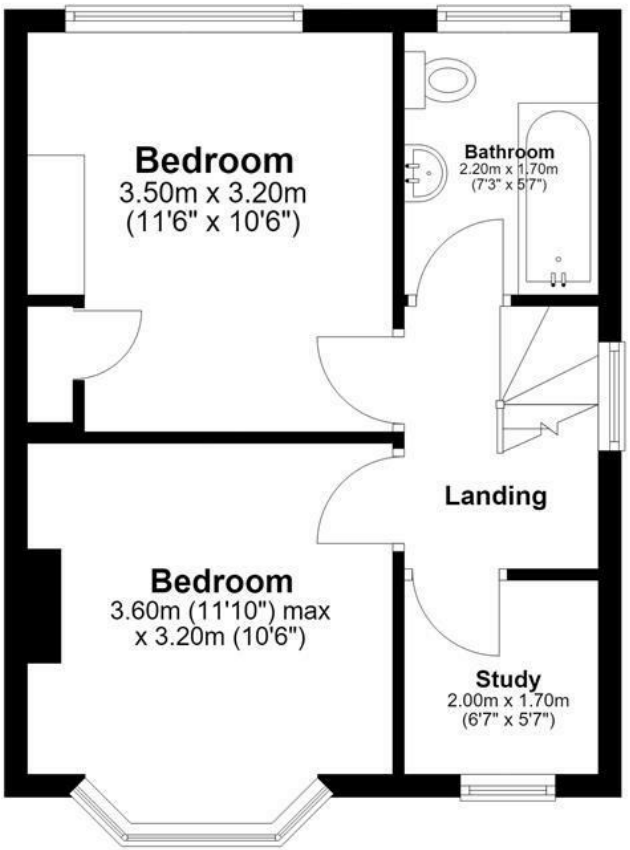
Ground Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 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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Forest Road

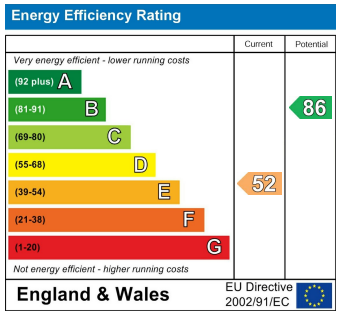
WHY LOUGHTON?

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.







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