Forest Road, Loughton, IG10

BUTLER & STAG

GUIDE PRICE £525,000 - £550,000
A stunning two-bedroom period terraced cottage in the heart of Loughton.

Freehold

- Mid-Terrace Victorian Cottage
- Two Double Bedrooms
- 73ft Rear Garden
- Staples Road Primary School Catchment
- Close to Station and Amenities
- Easy access to Epping Forest

Arranged over two floors, the property offers well-balanced accommodation and stylish interiors throughout.

The ground floor comprises cosy living room with feature fireplace, which continues through to the stunning kitchen and dining area. The fitted kitchen features integrated appliances and timeless wooden worktops. The rear of the house is bathed in natural light, creating the perfect entertainment hub for this fine period home.

The first floor has a landing leading to two good sized double bedrooms and a family bathroom.

The well-established garden is maintained with a patio area and a neat lawn, with both sides well stocked by flower and shrub borders that provide a good degree of seclusion. The garden also benefits from a storage shed.

Forest Road is located within close proximity of Loughton Central Line station, which offers easy access into London. Also within close proximity is the ever popular parade of shops on Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars, restaurants and easy access to Epping Forest for fantastic walks. Further local amenities include Loughton Leisure Centre, healthcare practices and Marks and Spencer's. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach. The area offers a range of access to primary and secondary schools, both private and state.

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Approx. Gross Internal Area 790 Sq Ft - 73.39 Sq M

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Ground Floor

Floor Area 464 Sq Ft - 43.11 Sq M

First Floor

Floor Area 326 Sq Ft - 30.29 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/4/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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