

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception room
14'1" x 10'4"

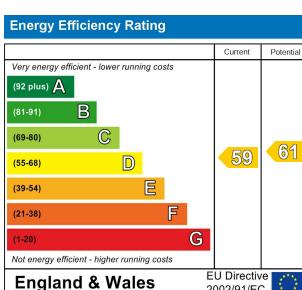
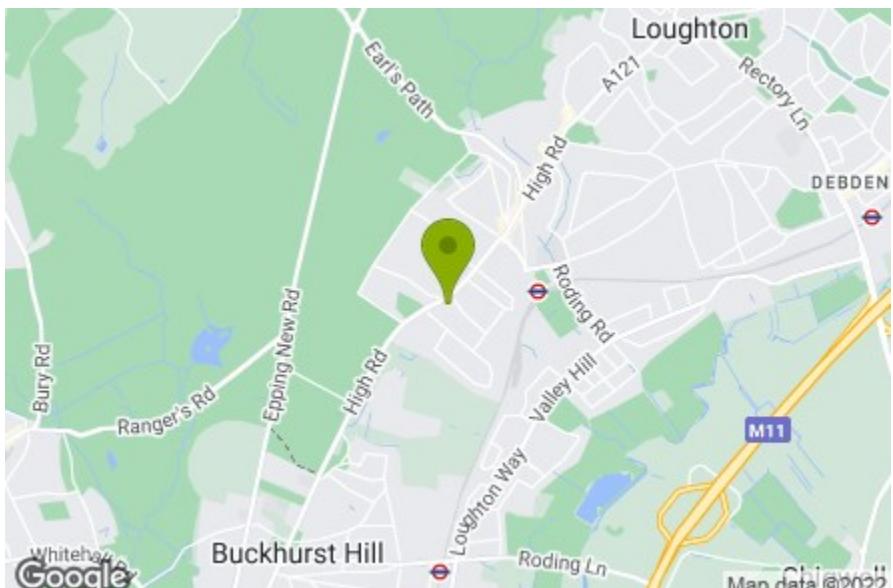
Bedroom
15'7" x 9'4"

Bedroom
12'7" x 7'6"

Bedroom
9'1" x 5'11"

Bathroom

Kitchen
8'6" x 8'6"



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CRESCENT VIEW, LOUGHTON
Offers In Excess Of £350,000 Share of Freehold
3 Bed Apartment - Purpose Built



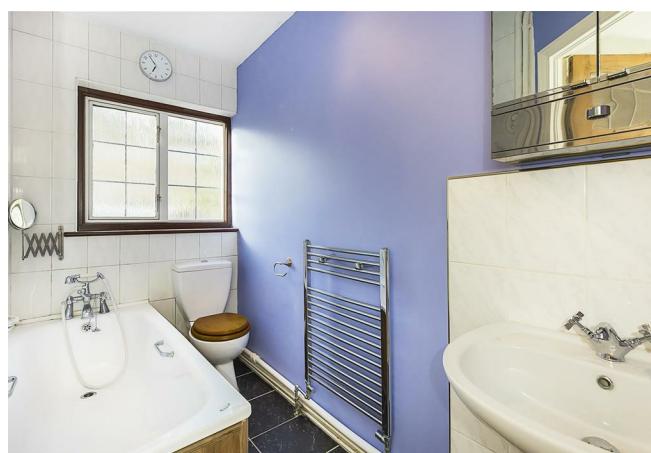
Features:

- Three Bedroom Apartment
- Share Of Freehold
- Communal Gardens
- First Floor
- Bright & Spacious Rooms
- Quiet Residential Area
- Loughton Station 0.6 Miles
- Chain Free

A bright, generous three bedroom apartment on the first floor of a modest, contemporary development just off Loughton High Road. The wild greenery of Epping Forest's just a short stroll away and Loughton tube station also within easy reach.

Starting just five minutes from your front door, 'London's Forest' is sprawling and endlessly exploratory. You can wander for miles without seeing a road, with the blue expanse of Connaught Water a great first destination.

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IF YOU LIVED HERE...

You'll be stretching out in a bright and characterful suite of rooms. First and foremost is your 140 square foot reception, blessed with a stately bay window framing leafy treetop views and awash with natural light. Blonde engineered hardwood lies underfoot and a classic timber mantel and ebony hearth take centre stage.

Elsewhere your three sleepers range from sixty to 160 square feet, each with more blonde hardwood flowing underfoot and a characterful pastel paintjob. Your sixty square foot single would also make an ideal study for home workers. The kitchen's smartly decked out with smoky grey floor tiles and worktops and that signature pastel violet, with your bathroom finished in matching hues.

Outside and an exploratory jaunt along the High Road will reward you with a range of restaurants, cafes and takeaways. The Standard is a nearby highlight,

a laid back gastrobar specialising in bottomless brunches and sumptuous Sunday roasts. Less than a half mile on foot, Loughton tube station is just ten minutes' walk away for the Central line and direct twenty four minute runs to Liverpool Street.

WHAT ELSE?

- Parents will be pleased to know that, less than a mile away on foot, you have five primary/secondary schools rated 'Good' by Ofsted. The independent Oaklands Prep School is just around the corner.

- The apartment is presented chain free for a hassle free move.

- Loughton Leisure Centre is a fifteen minute stroll (or five minute jog) for swimming pools, gym and a range of exercise classes.



A WORD FROM THE OWNER...

"I have enjoyed living in Loughton for many years now because of the location and close proximity to the Tube Station, M25 and transport links. It makes commuting quick and easy into London and further afield but, is situated in a tranquil quiet area of Loughton and is within walking distance of the main town to enjoy the coffee shops and restaurants and with Epping Forest being on my doorstep I have enjoyed running and cycling there being surrounded by nature."

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