

Reception  
14'2" x 10'5"

Bedroom  
11'11" x 9'3"

Bedroom  
12'7" x 7'6"

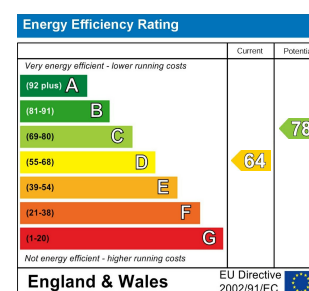
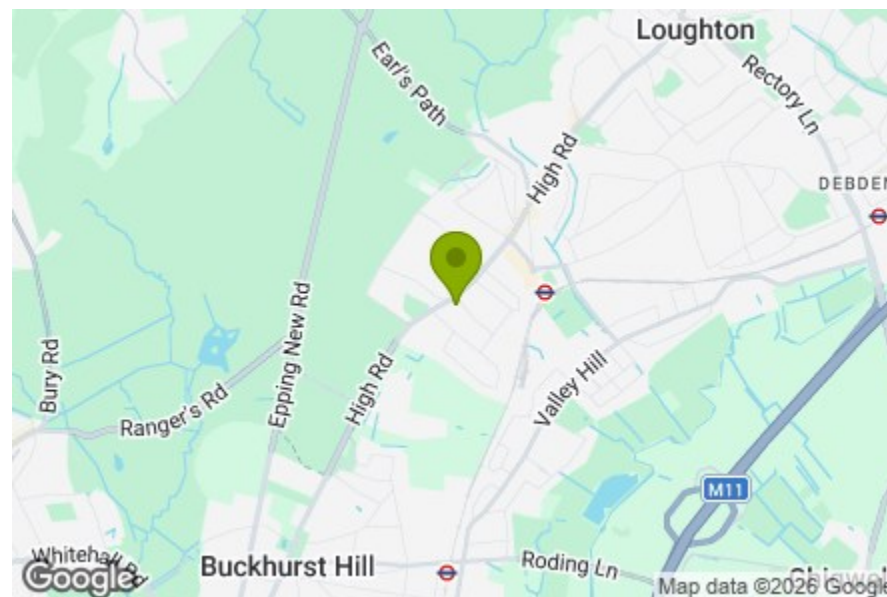
Bedroom  
9'1" x 5'6"

Bathroom  
9'0" x 4'3"

Kitchen  
8'7" x 8'5"

Total Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>

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.



## HIGH ROAD, LOUGHTON

Offers In The Region Of £325,000 Share of Freehold

### 3 Bed Apartment



#### Features:

- Three Bedrooms
- Short Walking Distance to Loughton Underground Station
- First Floor Apartment
- Easy Access to Epping Forest
- Moments from Shops & Amenities
- Share of Freehold
- Chain-free

A bright and well proportioned three bedroom first floor apartment in a lively Loughton setting, just a short walk from Loughton Underground Station, the High Road's shops and everyday essentials, and with Epping Forest close by when you want a little more breathing room. Share of freehold adds to the appeal here, along with access to the communal areas under the lease, and a layout that feels practical and easy to settle into.

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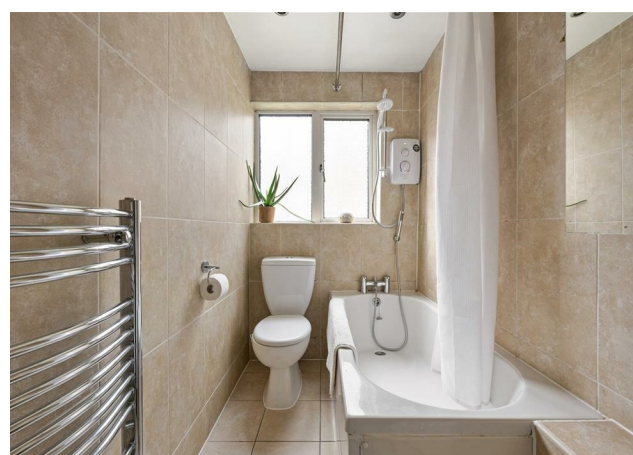
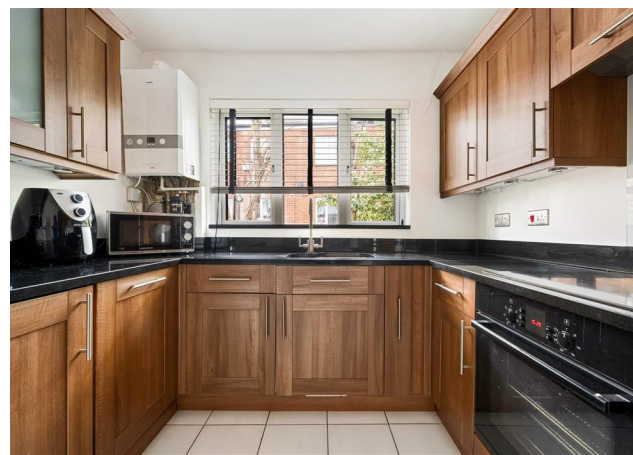
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#### IF YOU LIVED HERE...

Step inside and the central hallway neatly connects each room, giving the apartment a straightforward, comfortable flow. The reception room is a lovely heart of the home, with warm wood flooring underfoot, soft neutral walls and a broad bay window that brings in plenty of natural light. There is room here to relax properly, with space for both seating and a dining table by the window.

The kitchen sits separately, finished with timber toned cabinetry, dark worktops and tiled flooring, so it feels practical as well as well kept. The bathroom is similarly smart and simple, with a bath, overhead shower and a bright window keeping the space feeling fresh. Throughout, the palette is calm and understated, which makes the flat feel easy to make your own from day one.

All three bedrooms are arranged off the hallway. Two are comfortable doubles, while the third is a smaller room that works neatly as a bedroom, nursery or study, much like it is shown now.

That flexibility suits the pace of modern life rather well, whether you need space for working from home, guests, or a little extra room to grow into. Beyond the flat itself, this part of Loughton offers that welcome balance of connection and calm, with the Central line, local cafés, shops and the forest all close at hand.

#### WHAT ELSE?

- Loughton Underground Station is nearby on the Central line, making trips into town pleasingly straightforward.
- Epping Forest is close enough for regular walks, runs and slower weekend wanders, with waymarked routes from Loughton Station into the forest itself.
- The High Road has a real café culture feel, with plenty of cafés, restaurants and bars within easy reach, making it just as handy for a morning coffee as it is for dinner or drinks later on.



#### A WORD FROM THE OWNER...

"I'm about equidistant between the forest, the tube and Loughton town centre with all the shops. What attracted me to the flat was its location. Close to the shops, City and Epping Forest. Only 30 minutes away from Liverpool Street station. I love being on the tube and when you leave Buckhurst Hill tube on the way out to Loughton you can see the fields of North Farm (great for dog walking) and know that you're home almost in the countryside. It's a great starter home. Very popular with young couples keen to get on the property ladder. Typically they've been renting in London and want to buy somewhere within their means."

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