

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Forest Road

## 19 Forest Road, Loughton, IG10 1EB

Guide Price £475,000

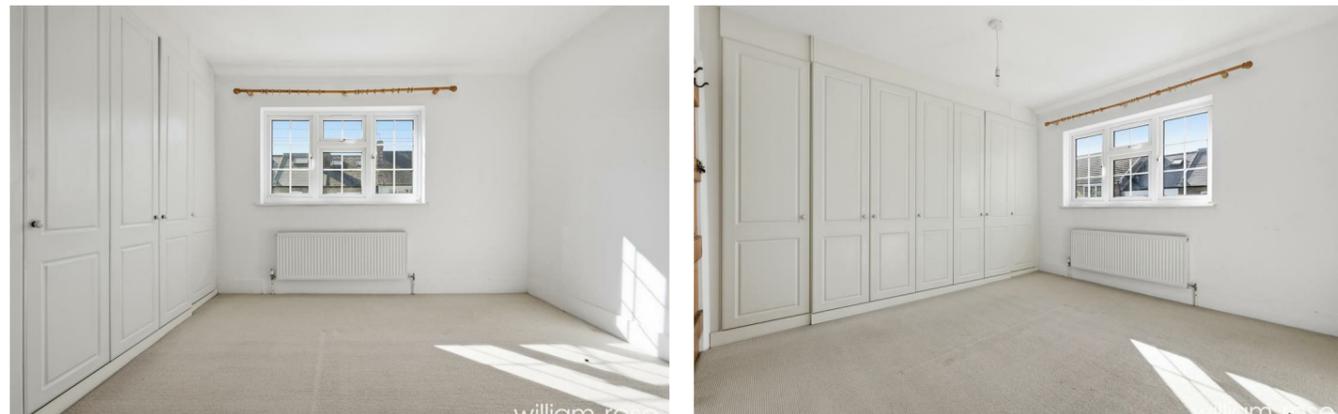
- 2 bedroom
- Brick fronted
- Rear access
- No chain
- Close to Loughton High Road
- Period property
- Large open planned lounge/diner
- Short walk to Central Line
- Courtyard garden
- Sought after Loughton

## 19 Forest Road, Loughton IG10 1EB

A charming and well presented two bedroom home, offering bright accommodation throughout, ideally located within a popular residential turning just moments from Loughton High Road. This attractive property combines contemporary living with a convenient location, making it perfectly suited for first-time buyers, downsizers or commuters alike.



Council Tax Band: D



This period bricked fronted house is very eye catching and sold chain free. The ground floor offers a beautifully presented open-plan living and dining space, creating a bright and inviting environment ideal for both relaxing and entertaining. The room benefits from excellent natural light and a well-balanced layout, seamlessly flowing through to a contemporary fitted kitchen. The kitchen is finished to a high standard making it both practical and visually appealing. To the rear, French doors open directly onto a well-maintained courtyard-style garden, providing a private outdoor space that is perfect for al fresco dining or enjoying warmer months with minimal upkeep required. Also offers rear access. The first floor comprises two generously sized double bedrooms, both offering comfortable accommodation and versatility for a range of buyers, whether for sleeping space, a home office or additional storage. The accommodation is completed by a modern, fully tiled bathroom, finished with clean lines and a contemporary feel. Ideally positioned within a residential turning just moments from Loughton High Road, the property enjoys a highly convenient location. A wide range of shops, cafes and amenities are within easy reach, while Loughton Central Line station provides excellent transport links into London, making this an ideal purchase for commuters as well as those looking to enjoy the balance of having Epping Forest on your door step and access to vibrant high street conveniences.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: Epping Forest

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.