
Daniel Frank

1 Avenue Gate
Loughton, IG10 4QN

Situated within the sought-after and secure gated development of Great Woodcote Park, this three-bedroom semi-detached family home offers well-proportioned accommodation, a private rear garden, garage and driveway parking.

The ground floor comprises a welcoming entrance hall, a spacious main reception room providing an ideal space for both relaxing and entertaining, and a separate fitted kitchen with ample space for dining. The kitchen/dining area benefits from doors opening directly onto the private rear garden, creating a lovely connection between the indoor and outdoor living spaces. A convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.
Externally, the property enjoys a private rear garden, together with the added benefit of a garage and driveway providing off-street parking.

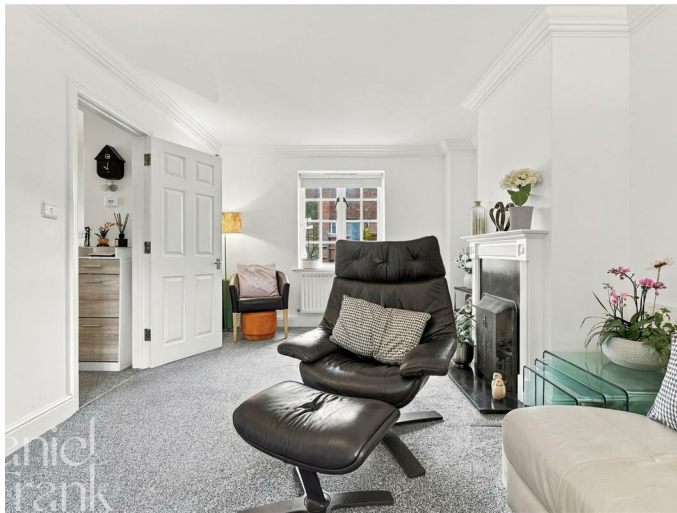
Great Woodcote Park is an exclusive gated development with a manned entrance, ideally positioned within close proximity of Loughton Central Line station, providing convenient access into London. The development is also well placed for the beautiful open spaces of Epping Forest. Loughton High Road is also nearby, offering an excellent selection of shops, independent boutiques, cafés, bars and restaurants.

Service Charge - approximately £2,100 per year

Tenure Freehold
Council Epping Forest













Your Next Chapter







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Outbuilding

Approx. 15.1 sq. metres (162.7 sq. feet)



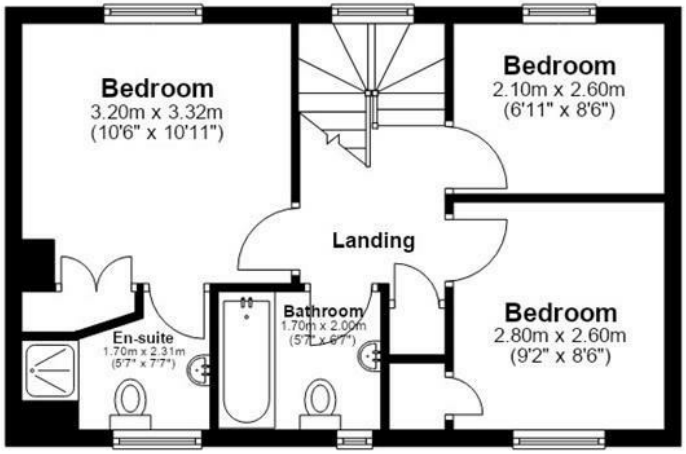
Ground Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 94.5 sq. metres (1017.4 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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Avenue Gate

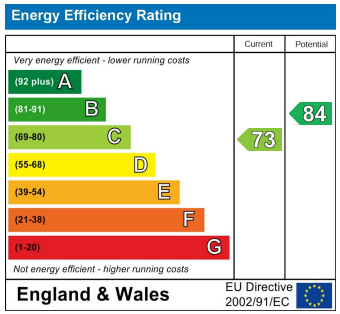
WHY LOUGHTON?

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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