



Price

£1,250,000
Freehold

Stony Path, Loughton, Essex, IG10

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1.4 miles from Loughton Station
3.6 miles from Chingford Station
11.7 miles from City Airport



This extremely attractive house boasts well over two thousand square feet of living accommodation, occupies a much sought after location on a quiet road that's situated quite literally just a stone's throw from Epping Forest.



5 bedroom detached house
Gate driveway with garage
Courtyard style rear garden
Large kitchen/diner with utility room
Expansive living accommodation
Potential to develop further (subject to planning permissions)





This extremely attractive detached house boasts over 2000 square feet of accommodation and occupies a much sought after location on a quiet road opposite Epping Forest.

The house is full of character and the current owners have maintained and enhanced the lovely cottage features, such as exposed beams and fireplaces, whilst giving the interior a modern twist. They have struck a really good balance between old and new! It has all the mod cons and features that one would expect to find in a house of this quality and there is a fantastic amount of space, so it's comfortable for busy families and entertaining.

The garden, although quite small, is perfectly formed with space for both relaxing and entertaining. There are French doors leading out from the kitchen, the huge sitting room and the lounge, so when the weather is warm outside the space becomes an extension of the living space. There is a good-sized patio, an area of lawn that is surrounded by mature shrubs and

trees and a gazebo, which enables you to sit out no matter what the weather.

What the owner says...

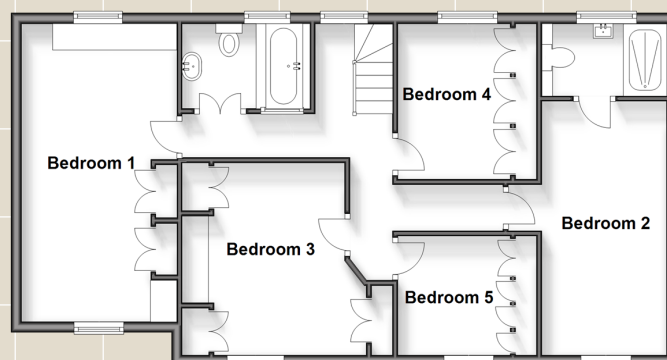
"I bought this house many years ago and it was the location that attracted us to it. It's very peaceful here and our immediate surroundings are leafy and green so you almost get the feeling that you're living in the countryside. Yet minutes down the road you have access to a superb array of shops and amenities and the Central Line station can get you into the city in approximately 40 minutes. In our opinion it's a location that would be incredibly hard to beat.

My family have lived at the house quite happily for more than three decades, and since then we have refurbished the house. Two large extensions have been added and the fixtures and fitting were updated. I'd say that we transformed what was a very nice house into a really outstanding house that is befitting the area it is in. We will be sad to go, but it really needs a new family to fill it and enjoy it."

Ground Floor
Approx. 132.3 sq. metres (1424.4 sq. feet)



First Floor
Approx. 74.8 sq. metres (805.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

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London office

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

Potential

62

82