



High Road
Loughton | Essex | IG10 4QU

FINE & COUNTRY





STEP INSIDE

High Road

Location wise this 4 bedroom detached house couldn't get much better. With the Central Line station just a short walk away, commuting to the City or West End is a breeze. Additionally the vibrant High Road is within easy reach, offering a wide array of shops, café's, restaurants and other amenities.

Upon entering this charming house, you are greeted by a bright, spacious entrance hall which leads to all the ground floor rooms. The sitting room features a fireplace and dual aspect windows that allow plenty of natural light to come in, creating a warm and inviting atmosphere to relax and unwind in after a long day.

The adjacent dining room is ideal for hosting get togethers or for more simple family meals, the patio doors open to the rear garden, which is perfect for the warmer months when you may want to host garden parties. The kitchen/breakfast room is bright and modern and has the benefit of an adjoining utility room to help, giving you plenty of extra storage space.

With four spacious bedrooms, one with an en-suite bathroom and fitted wardrobes, the other bedrooms are equally inviting and are perfect for children, guests or even to create an office if you work from home.





SELLER INSIGHT

“ When we came to view this house one of the first things that we noticed was the how much parking the garage and frontage afforded, it has been invaluable to us over the years as family and visitors have always had somewhere safe and secure to park.

The other thing that we particularly liked was the location, Loughton has easy access to great road links, the M11, M25, A406 and A12 are all accessible making travelling easy and simple.

We are also only a short walk to Epping Forest and a good selection of both private and state schools are in the area, which has been ideal for bringing up a family.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

Loughton Underground Station	0.4 miles
Chingford Station	2.6 miles
Stansted Airport	22.1 miles

Leisure Clubs & Facilities

Loughton Golf Club	02085022923
Epping Golf Course	01992572289
Loughton Cricket Club	02085082489
Loughton Bowls Club	02085083546
Loughton Leisure Centre	02032255460

Healthcare

Forest Practice	02085084580
The Loughton Surgery	02084181340
St Margaret's Hospital	01992561666

Education

Primary School
Hereward Primary
Staples Road Primary
Whitebridge Primary
High Beech
St John Fisher Catholic Primary

Secondary School

Debden Park High School
Davenant Foundation School
Rodin Valley High
Oaklands School (Independent)

02085086465
02085081241
02085088624
02085086048
02085086315

02085082979
02085080404
02085081173
02085083517

Entertainment

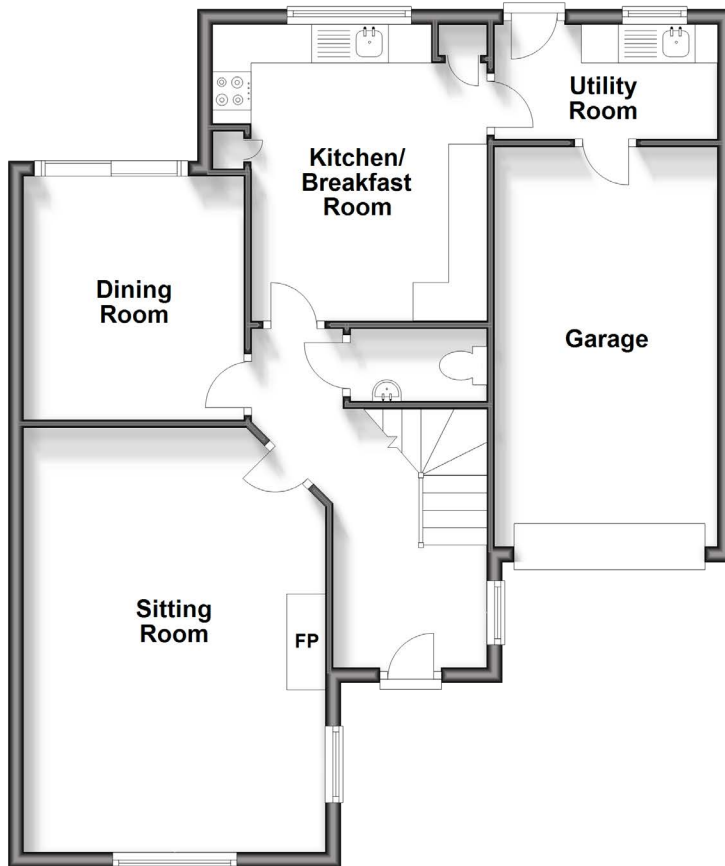
Pubs and Restaurants	
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
Haywards, Epping	01992577350
India Grill	02085087799
Theatres	
Corbett Theatre	
Loughton Film Society	

Local Attractions / Landmarks

Epping Forest
Bletchley Park
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park

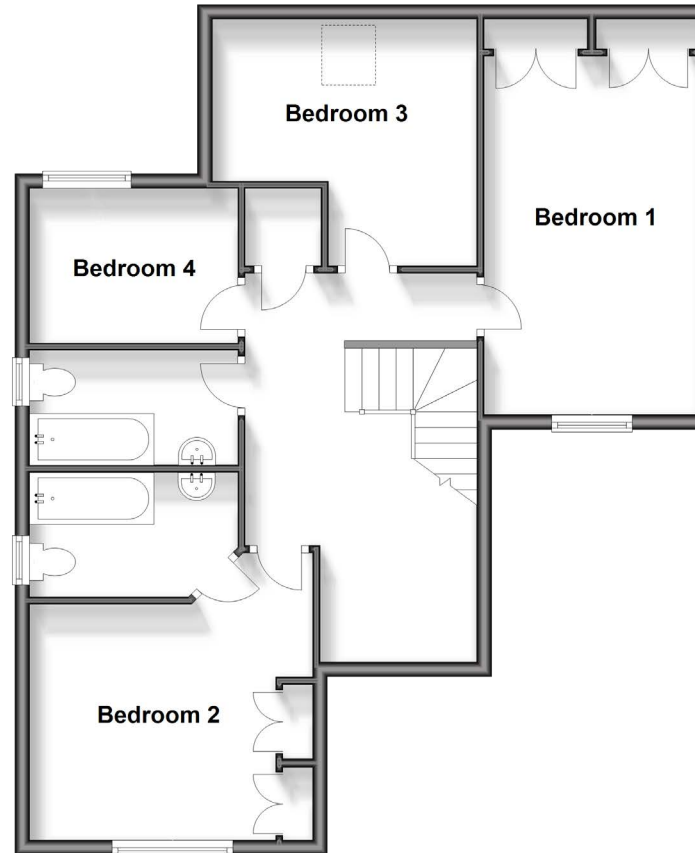
Ground Floor

Approx. 75.6 sq. metres (814.2 sq. feet)



First Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



Ground floor

Entrance Hall	
Cloakroom	
Sitting Room	18'2 x 12'11
Dining Room	10'5 x 9'5
Kitchen/Breakfast Room	12'7 x 11'3
Utility Room	9'6 x 4'9

First Floor

Landing	
Bedroom 1	20'7 x 9'6
Bedroom 2	14'0 x 12'11
En-Suite Bathroom	
Bedroom 3	11'3 x 11'0
Bedroom 4	9'3 x 6'10
Bathroom	

Outside

Garage
Off Street Parking
Rear Garden

£ 1,200,000

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 12.02.2024



Fine & Country Loughton
234 High Road, Loughton, Essex IG10 1RB
020 8418 0018 | loughton@fineandcountry.com

