



High Road  
Loughton | Essex | IG10 4QU

FINE & COUNTRY





# STEP INSIDE

## High Road

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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

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“ 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 02085086465  
 Staples Road Primary 02085081241  
 Whitebridge Primary 02085088624  
 High Beech 02085086048  
 St John Fisher Catholic Primary 02085086315

**Secondary School**

Debden Park High School 02085082979  
 Davenant Foundation School 02085080404  
 Rodin Valley High 02085081173  
 Oaklands School (Independent) 02085083517

**Entertainment**

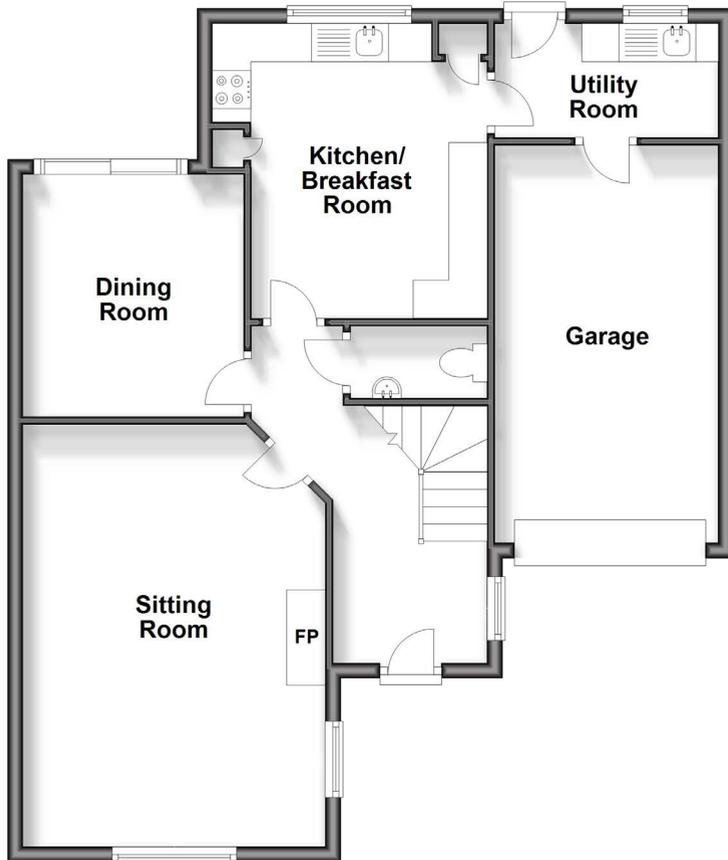
Pubs and Restaurants  
 The Victoria Tavern 02085081779  
 The Gardener's Arms 02085081655  
 Quindici 02085089655  
 Haywards, Epping 01992577350  
 India Grill 02085087799  
 Theatres  
 Corbett Theatre  
 Loughton Film Society

**Local Attractions / Landmarks**

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

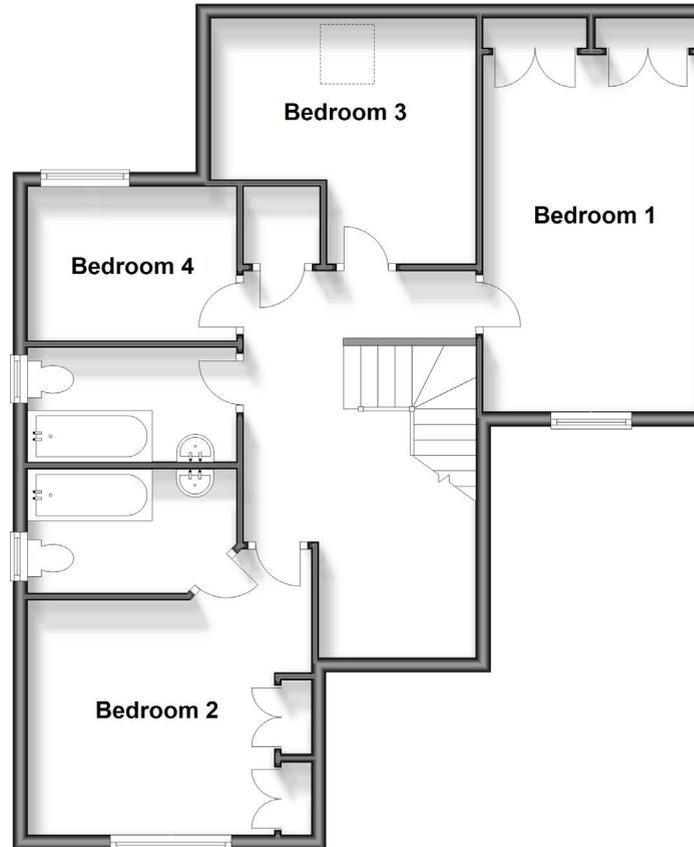
### Ground Floor

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	

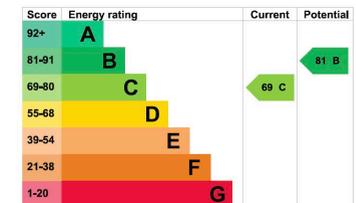
### Outside

- Garage
- Off Street Parking
- Rear Garden

£ 1,200,000

Council Tax Band: G

Tenure: Freehold



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



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