



Spareleaze Hill, Loughton, IG10 1BS

Asking Price £1,895,000

- Four bedroom detached house, set within a prime location
- Three separate reception areas
- Three bedrooms include fitted wardrobes
- Large multi-purpose rear garden
- Option to extend, maximising the full potential, subject to planning
- Bespoke fitted kitchen with cabinetry and fitted appliances
- Stylish family bathroom with rolltop bath and walk in shower
- Nearby Central Line Station, High Street Shops & School Catchments

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Nestled in one of Loughton's prime roads Sparelease Hill, this impressive house offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 2,527 square feet, the property provides ample room for relaxation, privacy but also offering the opportunity to maximise the plots full potential with extensions, subject to planning consent.

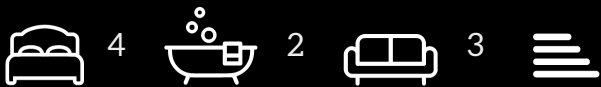
When entering the house you are met by an impressive entrance hall, with original wood flooring features, cloakroom and w/c. There are three inviting reception rooms with a large living room, dining room and breakfast room with bespoke cabinetry, perfect for entertaining guests or enjoying quiet family evenings. Each space is designed to be versatile, allowing you to create the perfect atmosphere for any occasion. The bespoke modern fitted kitchen boasts ample storage, integrated appliances and side access.

Upstairs you are met by a large landing, hallway with four double bedrooms to choose from, three with fitted wardrobes, making it an easy move for large families. The stylish modern family bathroom is fully tiled and complete with a freestanding rolltop bath and large walk in shower.

The landscaped rear garden is designed offering a large patio to enjoy the summer evenings, alfresco style dining, lawn, mature shrubs, greenhouse for the "grow your own" enthusiast's.

Additionally, the property offers parking for up to three vehicles, a valuable asset in this sought-after location and access to the garage. The The surrounding area is known for its community spirit and excellent amenities, making it an ideal choice for families and professionals alike.

This charming home on Sparelease Hill is not just a property; it is a place where memories can be made. With its generous living space and prime location, it presents a wonderful opportunity for those seeking a new residence in Loughton.



Council Tax Band: G



Dining Room

5.51m x 4.70m (18'1" x 15'5")

Living Room

6.10m x 5.51m (20' x 18'1")

Dining Area

3.91m x 4.09m (12'10" x 13'5")

Kitchen

2.08m x 3.91m (6'10" x 12'10")

Garage

5.00m x 3.61m (16'5" x 11'10")

Main Bedroom

5.51m x 4.70m (18'1" x 15'5")

Bedroom 2

4.57m, 1.52m x 5.51m (15'5" x 18'1")

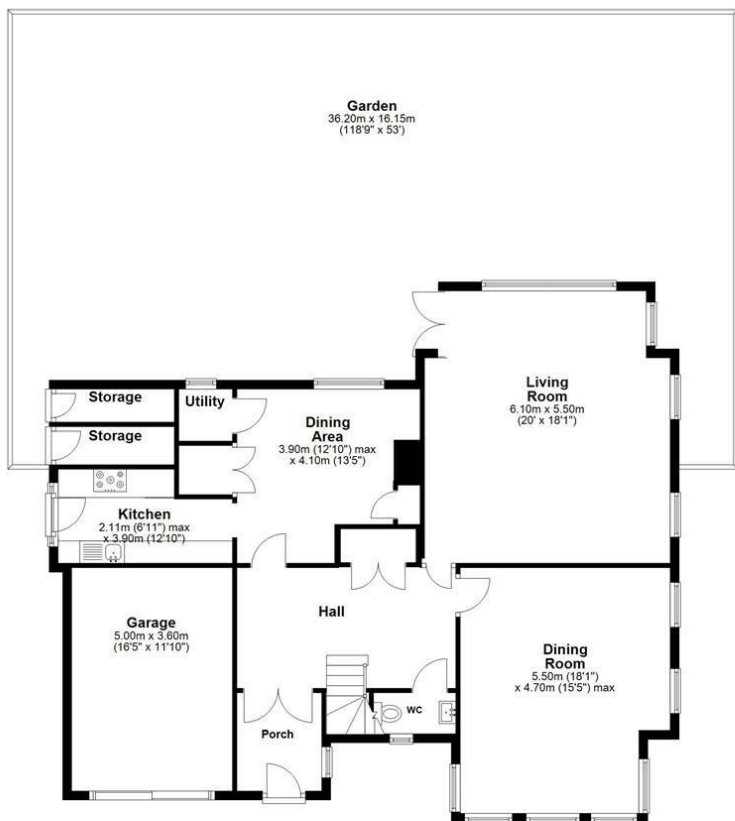
Bedroom 3

4.19m x 4.60m (13'9" x 15'1")

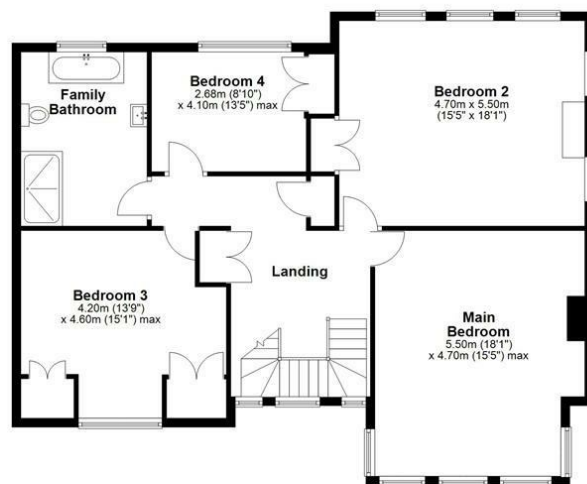
Bedroom 4

2.69m x 4.09m (8'10" x 13'5")

Ground Floor Approx. 129.4 sq. metres (1392.7 sq. feet)



First Floor Approx. 110.2 sq. metres (1185.7 sq. feet)



Total area: approx. 239.5 sq. metres (2578.4 sq. feet)

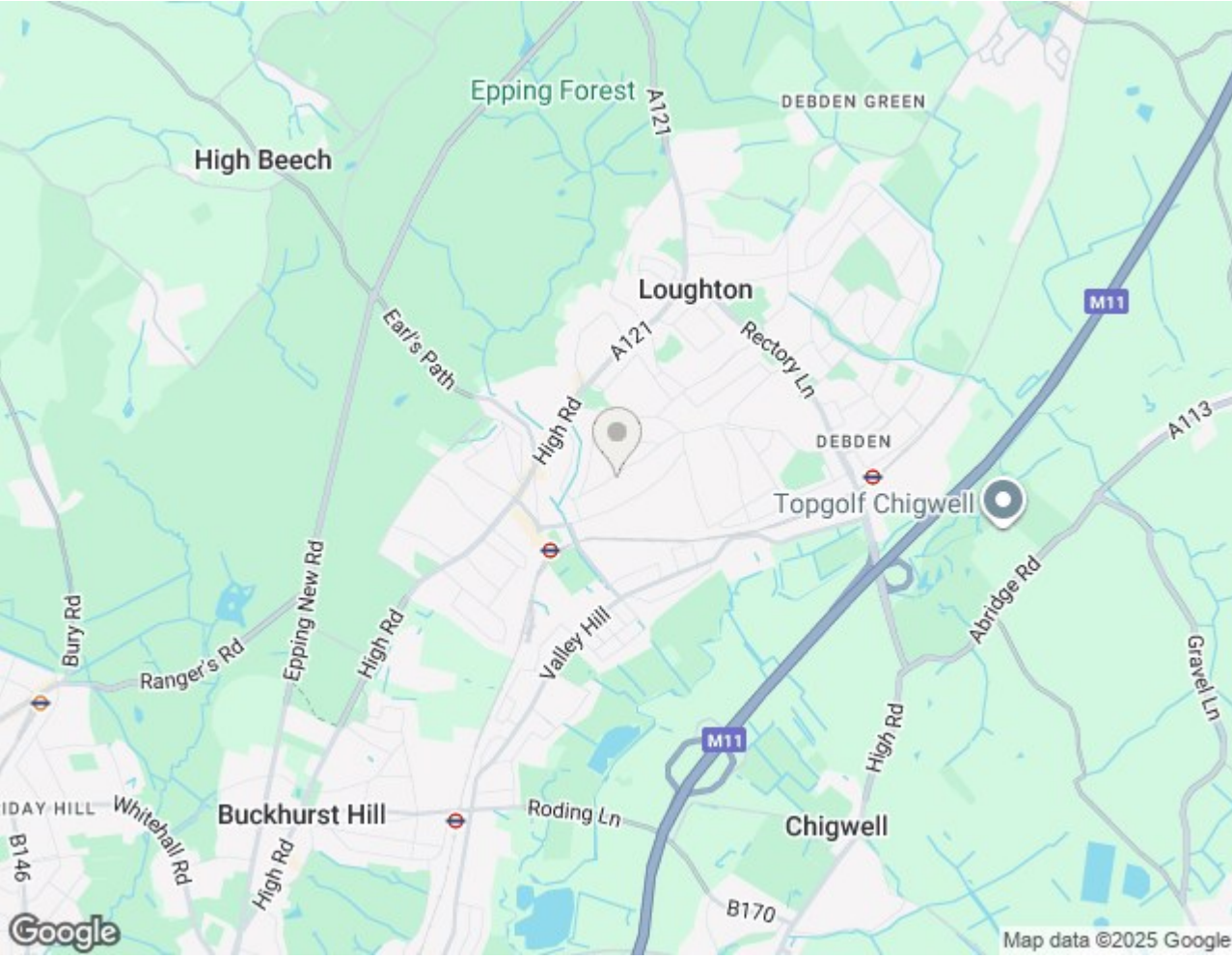
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness 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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Sparelease Hill







Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

Council Tax Band

G

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.