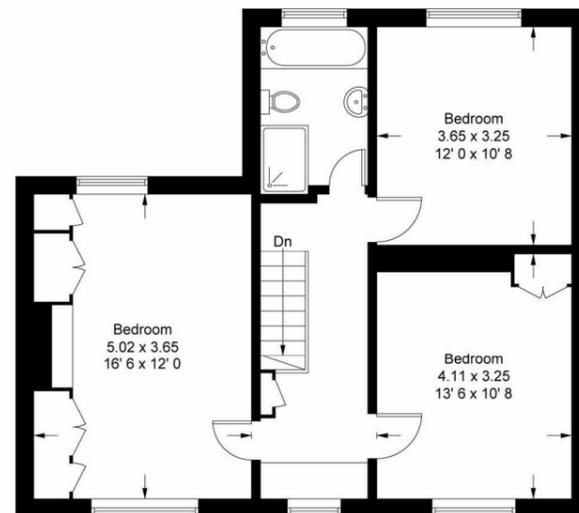
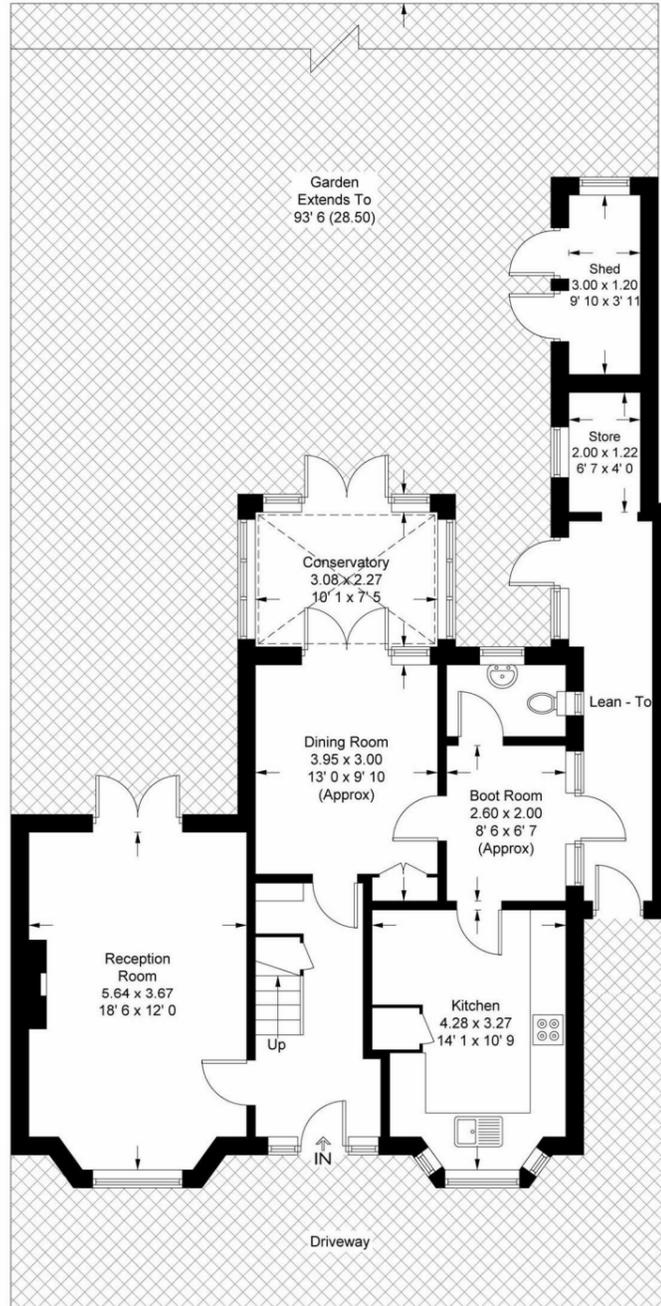


Church Hill

Approximate Gross Internal Area = 1543 sq ft / 143.4 sq m
Shed = 41 sq ft / 3.8 sq m
Total = 1584 sq ft / 147.2 sq m



First Floor
651 sq ft / 60.5 sq m

Ground Floor
892 sq ft / 82.9 sq m
(Excluding Shed)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Church Hill, Loughton

Offers In Excess Of £925,000 Freehold

- Detached family home
- Scope to extend (STPC)
- Off road parking for multiple vehicles
- Boot room & storeroom
- 0.2 Miles to Loughton High Street
- Three generous double bedrooms
- Large South/Westerly garden
- Two large receptions and conservatory
- Ground floor W.C
- Chain free

Church Hill, Loughton

SOLD BY PETTY SON & PRESTWICH With only three known owners since build, and just moments from Loughton High Road and the open green expanses of Epping Forest, this handsome, double-fronted detached residence presents an exceptional opportunity for buyers seeking a long-term family home with generous proportions and untapped potential.



Council Tax Band: F



SOLD BY PETTY SON & PRESTWICH Commencing with an attractive façade, framed by dual bay windows and a central entrance beneath a covered canopy porch, the property enjoys off-street parking for two vehicles. Internally, the ground floor offers a wealth of versatile living space. A welcoming hallway gives way to two bright and spacious reception rooms; the front-facing sitting room with French doors opening onto the rear garden, and a formal dining room which flows through to a conservatory, perfectly positioned to enjoy the afternoon sun over the mature, south-westerly facing garden. The kitchen/breakfast room is situated to the front of the home, offering a bright and practical space for everyday family use. It is accessed via a sizeable boot room to the rear, which also links to a lean-to, a ground floor WC, and a rear store with handy side access to the front of the property, ideal for muddy boots, bikes, and everything in between. Upstairs, the home boasts three substantial double bedrooms, including a principal bedroom complete with a wall of fitted wardrobes, and a large family bathroom featuring both a separate bath and shower. Subject to the necessary consents (STPP), there is excellent scope to convert the loft, which is fully boarded and extend to the rear to create further living space. The rear garden is a true highlight. Beautifully established and facing south-west, the garden features a mix of mature planting, lawned areas, and winding footpaths, finishing with a greenhouse and garden shed. Location-wise, this property is just 0.2 miles from the vibrant amenities of Loughton High Road, with its boutique shops, cafés and restaurants. Loughton Central Line station is a short 0.8 mile walk away, offering swift access into the City and West End, while the open spaces of Epping Forest are practically on your doorstep (0.3 miles).

EPC Rating: D57

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

18'6 x 12'0

Kitchen

14'1 x 10'9

Dining Room

13'0 9'10

Boot Room

8'6 x 6'7

Conservatory

10'1 x 7'5

Bedroom

16'6 x 12'0

Bedroom

12'0 x 10'8

Bedroom

13'6 x 10'8