

Chigwell
22 Brook Parade
High Road
Chigwell
IG7 6PF

Tel: 020 8500 1234
chigwell@portico.com

PORTICO



High Oaks, Park Hill, Loughton, IG10

£1,500,000 - Freehold



5 bedrooms, 3 Bathrooms

Preliminary Details

Excellent five bedroom detached house, being one of only three situated in this exclusive gated development at the end of Park Hill. The ground floor accommodation features two large reception rooms in addition to a spacious fitted kitchen/diner, study and guest cloakroom. The master bedroom suite has a dressing room and en-suite bathroom. There is also an en-suite to bedroom two as well as a family bathroom. There is an attractive rear garden and large garage approached via own driveway. Loughton High Road offers an excellent array of shops and restaurants and Loughton central line station offering direct access to the City and West End is nearby.

Key Features



PORTICO



Area Overview



Nearest Stations

- 🚉 Loughton (0.3M)
- 🚉 Buckhurst Hill (1.2M)
- 🚉 Debden (1.5M)



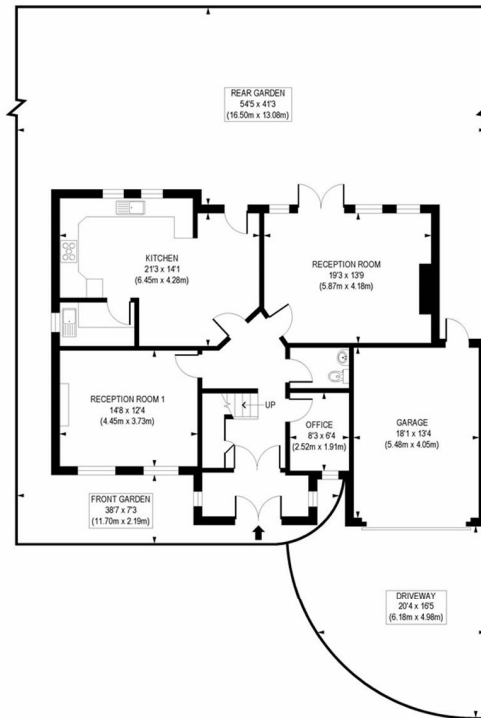
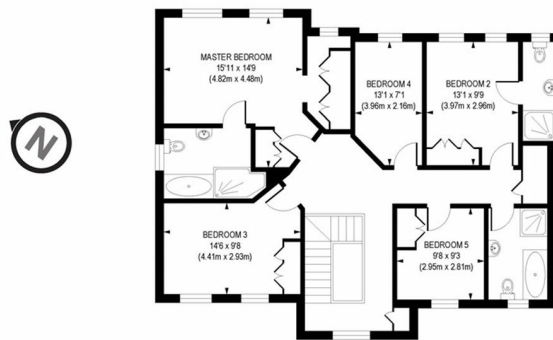
Floor Plan

PHILLIP LEIGH

SALES & LETTING

APPROX. GROSS INTERNAL FLOOR AREA
2460 sq. ft / 228.54 sq. m

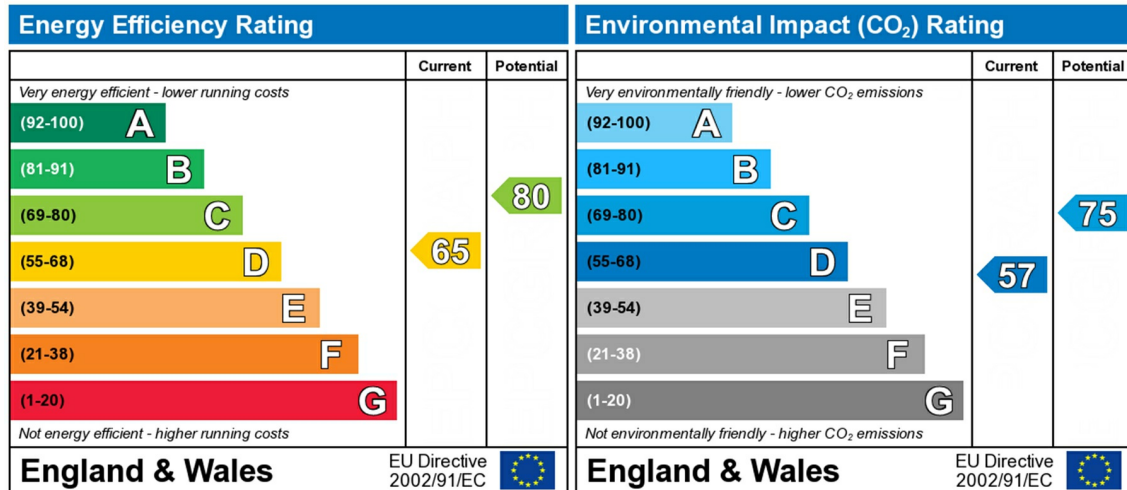
Produced by
CP Creative Ltd



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating & Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Average	£ 900	£ 1,050	£ 1,200	£ 1,350	£ 1,650	£ 1,950	£ 2,249	£ 2,699

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The copyright of all details, photographs and floor plans remain exclusive to Portico.



Places of Interest Near High Oaks, Park Hill, Loughton, IG10