



**LAWLOR<sup>s</sup>**  
ELITE HOMES

Ollards Grove, Loughton

To view | 020 8418 1890

## IN BRIEF...

**Age:** 1930's

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**Tenure:** Freehold

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Receptions:** 3

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**Area:** 235.2 Sq.m / 2532.1 Sq.ft

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**Condition:** Well Presented

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**Exterior:** Rear Garden Approx 85ft

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**Parking:** Parking For Several Vehicles

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## NOTEWORTHY...

In 2006 this family home underwent complete renovation which included new plumbing, re wiring, new ceilings, new flooring, new bathroom suites and a fully fitted new kitchen. There is the opportunity to extend the property further subject to obtaining the usual planning permission. The loft which has substantial storage space extends over the whole of the house and is accessed via the loft ladder in the hallway. The property is within easy walking distance to the Loughton Station, Epping Forest and the fashionable High Street of Loughton. Early viewing is highly recommended.

Viewing Strictly By Appointment Only via Elite Homes Department.





## SUMMARY...

We are delighted to offer this charming family residence which is located in one of Loughton's premier roads. The property has been tastefully renovated with accommodation arranged over two floors. The ground floor comprises of a front porch, entrance hall, formal reception/dining room, orangery, kitchen/family room, utility room and downstairs cloakroom. The first floor offers a master bedroom with en-suite shower room, three further double bedrooms and family bathroom.



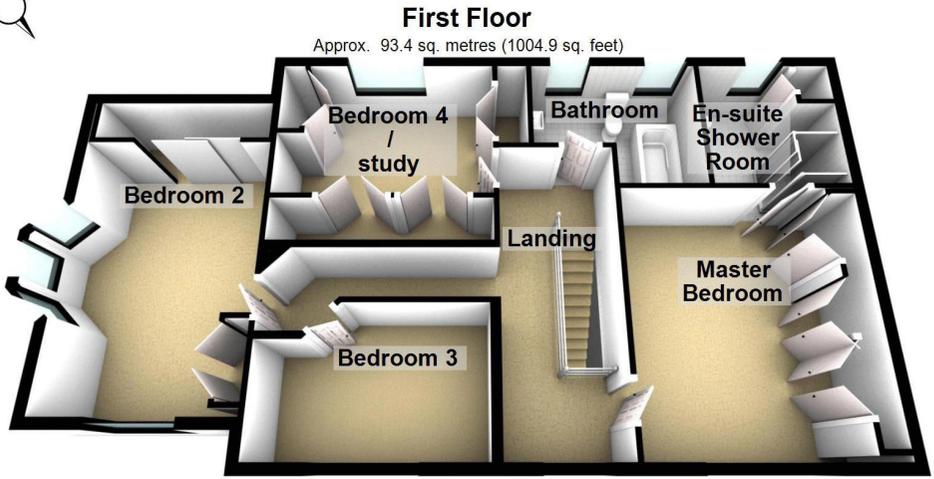
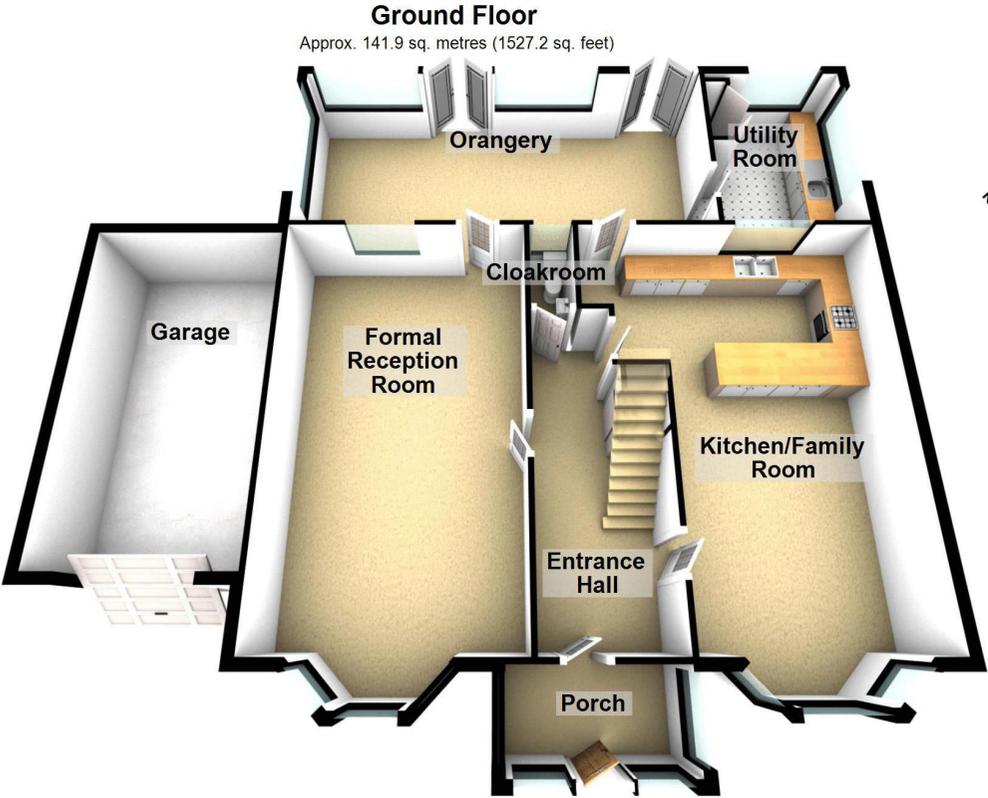
## OUTSIDE...

The property sits well back from the road and occupies a carriage driveway, attached garage and attractive mature borders. The 85ft rear garden consists of a large patio and a wide variety of trees and shrubs offering complete privacy with the remainder laid to lawn.





# PLANS...



Total area: approx. 235.2 sq. metres (2532.1 sq. feet)

## DIMENSIONS...

Porch	9' 5" x 4' 5" (2.87m x 1.35m)
Cloakroom	5' 4" x 2' 10" (1.62m x 0.86m)
Formal Reception Room	25' 7" x 12' 11" (7.79m x 3.93m)
Kitchen/Family Room	24' 8" x 17' 2" (7.51m x 5.23m)
Utility Room	10' 6" x 8' 9" (3.20m x 2.66m)
Orangery	26' 0" x 10' 0" (7.92m x 3.05m)
Master Bedroom	14' 3" x 12' 9" (4.34m x 3.88m)
En Suite	8' 9" x 7' 8" (2.66m x 2.34m)
Bedroom Two	19' 3" x 12' 11" (5.86m x 3.93m)
Bedroom Three	13' 4" x 8' 9" (4.06m x 2.66m)
Bedroom Four/Study	13' 0" x 9' 5" (3.96m x 2.87m)
Bathroom	10' 1" x 7' 7" (3.07m x 2.31m)
Rear Garden	85' 0" x 58' 0" (25.89m x 17.66m)
Garage	19' 3" x 12' 11" (5.86m x 3.93m)

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## LOCATION...

**Town Centre:** High Road, Loughton, Less Than 0.5 Miles

**Supermarket:** Marks & Spencer, Less Than 0.5 Miles

**Sports Centre:** Loughton Leisure Centre, Approx 1 Mile

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG10 4DW)

## TRANSPORT...

**Underground Station:** Loughton Station, Less Than 0.5 Miles

**Railway Station:** Chingford Station, Approx 2 Miles

**Motorway Junction:** M25 Junction 26, Approx 3 Miles

## AREA...

## MORE DETAILS...

EPC: D

**Local Authority:**

Epping Forest District Council

**Council Tax Band:** G

## TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

**Call for your free valuation:**

**020 8418 1890**



LOUGHTON

**LAWLORS**

ELITE HOMES

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AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.