



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

Manor Road, Loughton

To view | 020 8418 1890



## IN BRIEF...

**Age:** 1980's

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**Tenure:** Freehold

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**Bedrooms:** 5

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**Bathrooms:** 2

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**Receptions:** 3

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**Area:** 344.1 Sq.m / 3703.9 Sq.ft

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**Condition:** Excellent Decorative Order

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**Exterior:** Rear Garden Approx 175ft

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**Parking:** Ample Parking For Several Vehicles

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## NOTEWORTHY...

There is the opportunity to extend the property with a loft conversion subject to obtaining the usual planning permission. This beautiful family home is within close proximity to Loughton High Road and the Central Line with direct access to the City and West End. The property is being offered Chain Free

Viewing Strictly By Appointment Only via Elite Homes Department.









## SUMMARY...

Set within Epping Forest this beautiful family residence is set in approximately one acre of land and offers a peaceful and tranquil lifestyle. The property accommodation is arranged over two floors with the ground floor comprising of a spacious impressive entrance hall, formal reception room with double aspect bay windows and attractive inglenook fireplace, dining room, family TV room, kitchen/breakfast room, utility room, internal door to double garage and cloakroom. The first floor offers an attractive landing leading into a master bedroom with a walk-in wardrobe and en-suite bath, shower room, family bathroom and three further double bedrooms.

## OUTSIDE...

To the rear of the property there is a wide raised patio area which is perfect for al-fresco dining as the surrounding woodland and high hedges offers complete privacy. The 175ft rear garden has mature borders and an immaculate laid to lawn with the additional benefit of approximately half an acre of private woodland. To the front of the property the electric entrance gate leads onto a large driveway which facilitates parking for several vehicles with the extra benefit of a double garage for further parking.

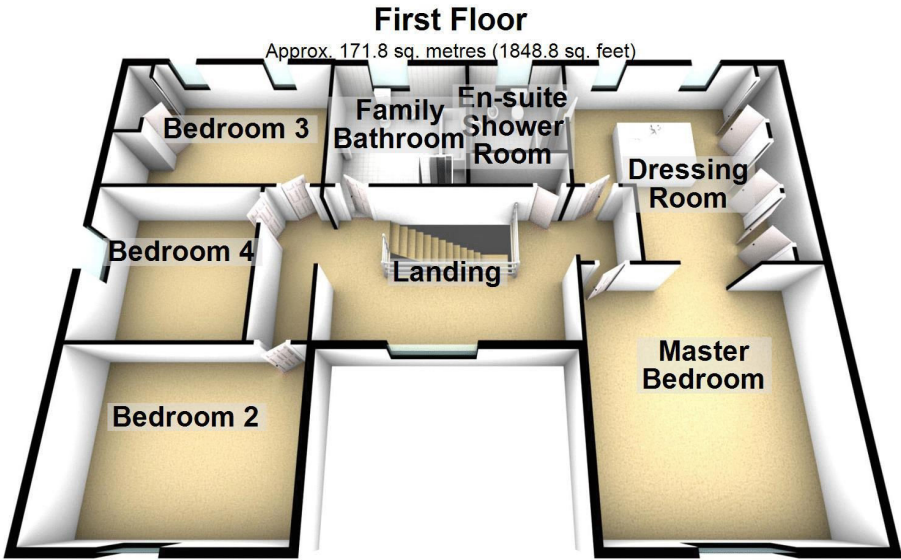
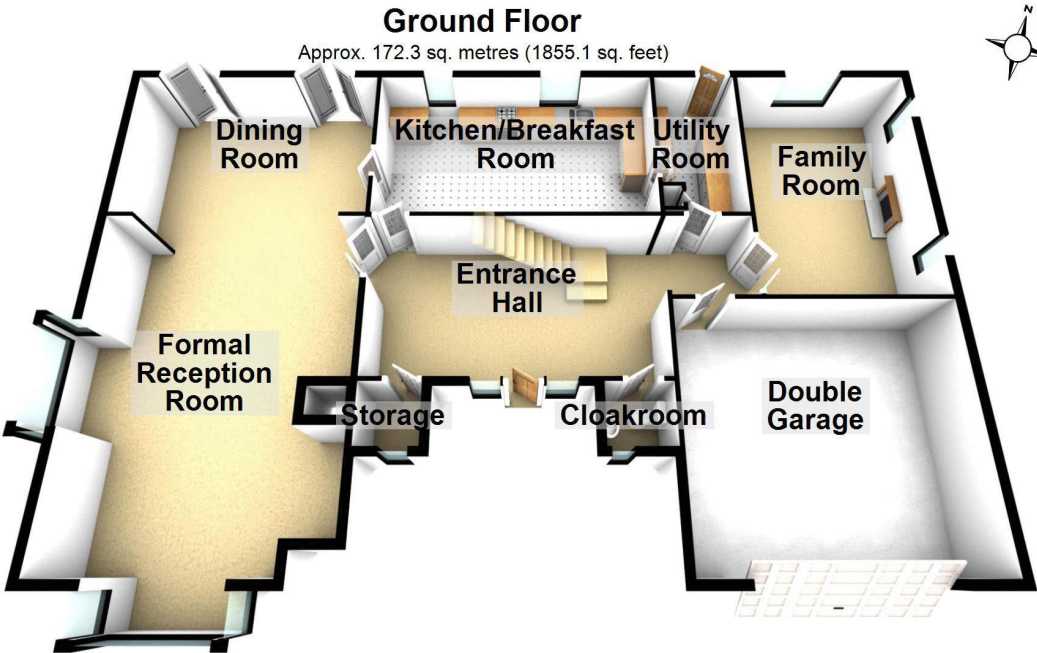








PLANS...



Total area: approx. 344.1 sq. metres (3703.9 sq. feet)



## DIMENSIONS...

Cloakroom	4' 5" x 3' 11" (1.35m x 1.19m)
Family Room	17' 8" x 10' 6" (5.38m x 3.20m)
Dining Room	18' 1" x 11' 8" (5.51m x 3.55m)
Formal Reception Room	27' 5" x 17' 10" (8.35m x 5.43m)
Kitchen/Breakfast Room	20' 0" x 11' 4" (6.09m x 3.45m)
Utility Room	11' 8" x 6' 8" (3.55m x 2.03m)
Master Bedroom	18' 1" x 17' 10" (5.51m x 5.43m)
Dressing Room	17' 5" x 16' 3" (5.30m x 4.95m)
En Suite	9' 7" x 8' 10" (2.92m x 2.69m)
Bedroom Two	17' 7" x 11' 11" (5.36m x 3.63m)
Bedroom Three	17' 11" x 11' 9" (5.46m x 3.58m)
Bedroom Four	13' 2" x 12' 0" (4.01m x 3.65m)
Family Bathroom	11' 9" x 10' 8" (3.58m x 3.25m)
Double Garage	18' 3" x 18' 1" (5.56m x 5.51m)
Rear Garden	175' 0" x 62' 0" (53.30m x 18.88m)

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OF SUCCESSFUL BUSINESS





## LOCATION...

**Town Centre:** High Road, Loughton, Approx 1.5 Miles

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**Supermarket:** Marks & Spencer, Approx 1.5 Miles

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**Sports Centre:** Loughton Leisure Centre, Approx 1.5 Miles

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## SCHOOLS...

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

## TRANSPORT...

**Underground Station:** Loughton Station, Approx 1.5 Miles

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**Railway Station:** Chingford Station, Approx 5 Miles

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**Motorway Junction:** M25 Junction 26, Approx 1.5 Miles

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## 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

Elite Homes, 165 High Road, Loughton, IG10 4LF

Sales: 020 8418 1890 elite@lawlors.co.uk www.lawlors.co.uk

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.