



LAWLOR^S
ELITE HOMES

Eleven Acre Rise, Loughton

To view | 020 8418 1890

IN BRIEF...

Age: Modern

Tenure: Freehold

Bedrooms: 5

Bathrooms: 5

Receptions: 5

Area: 378.8 Sq.m / 4077.5 Sq.ft

Condition: Excellent Decorative Order

Exterior: Rear Garden Approx 150ft

Parking: Ample Parking For Several Vehicles

NOTEWORTHY...

The property is in excellent decorative order and drenched in natural sunlight with exceptionally high ceilings. Although the property has been extended, there is still potential for a loft conversion subject to obtaining the usual planning permission. The property is offered chain free. An early viewing is highly recommended.

Viewing Strictly By Appointment Only via Elite Homes Department.





SUMMARY...

Located in a quite cul de sac this highly desirable detached family residence is within walking distance to Loughton Central Line and the local High Road. The property has been extended and renovated to an extremely high standard by the current owners with the ground floor comprising of a spacious inviting entrance hall, family TV room with patio doors leading onto a wide balcony, formal reception room with patio doors to a lower terrace, cinema room, dining room, kitchen/breakfast room with fully fitted integrated appliances, utility room, study and downstairs cloakroom. The attractive wide staircase leads onto a large landing, master bedroom with walk-in wardrobe and en-suite luxurious bathroom, double bedroom with en-suite bathroom and three further double bedrooms all with en-suite showers.

OUTSIDE...

The rear 150ft garden boasts a wide patio area with two further upper terraces which are enhanced by outdoor lighting. The remaining garden is laid to lawn with attractive borders and a wide variety of shrubs with an attractive summer house at the rear of the garden. The property is set behind gates with a 62ft wide gravel carriage driveway offering parking for numerous vehicles. There is the additional benefit of two garages and two side accesses to the rear garden.

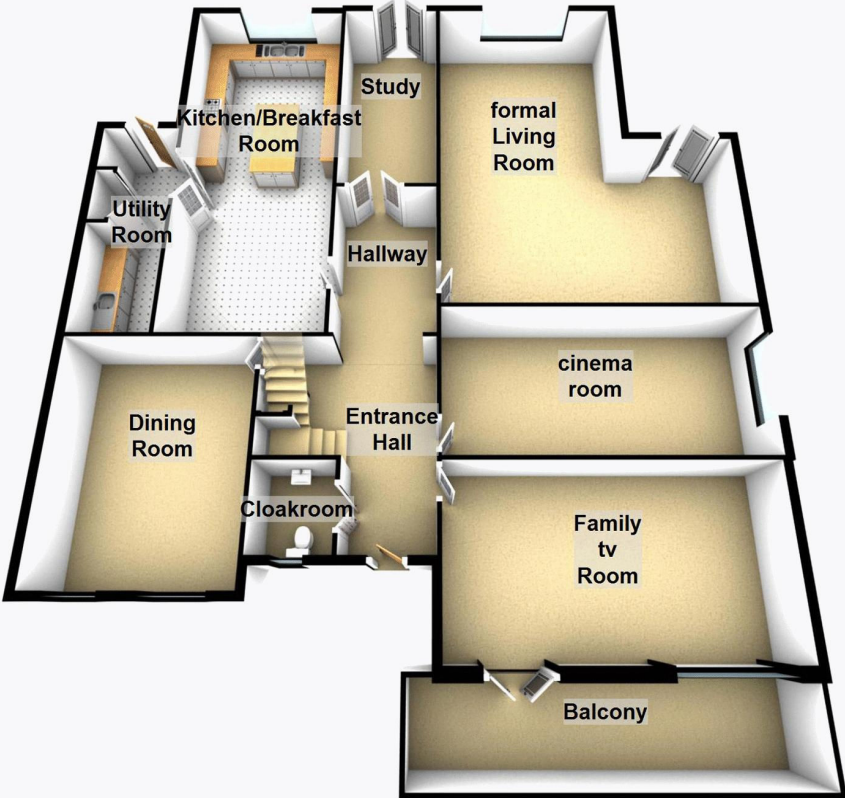




PLANS...

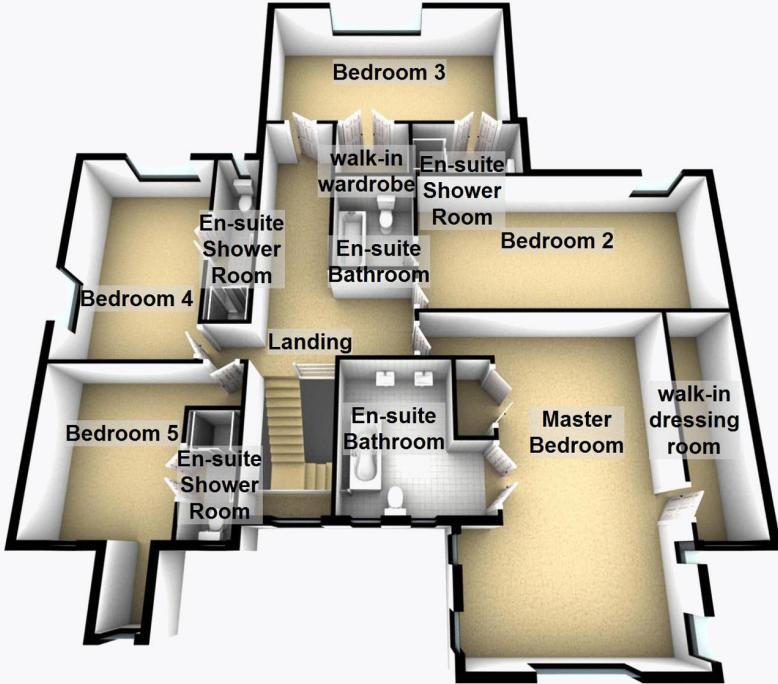
Ground Floor

Approx. 207.6 sq. metres (2234.5 sq. feet)



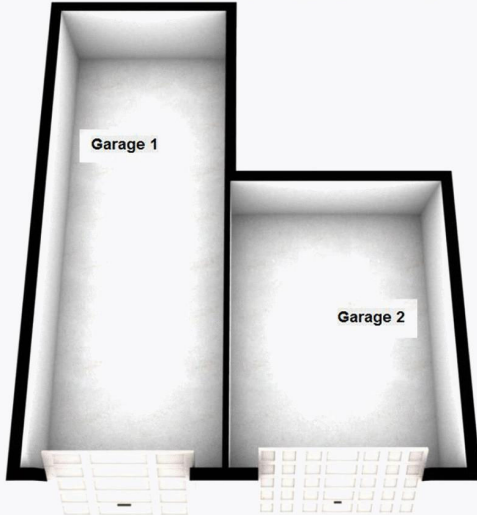
First Floor

Approx. 171.2 sq. metres (1843.0 sq. feet)



Lower Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total house : approx. 378.8 sq. metres (4077.5 sq. feet)

Total area: approx. 424 sq. metres (4564 sq. feet)

DIMENSIONS...

Cloakroom	5' 9" x 4' 11" (1.75m x 1.50m)
Family TV Room	22' 9" x 12' 11" (6.93m x 3.93m)
Formal Living Room	27' 8" x 23' 0" (8.43m x 7.01m)
Dining Room	17' 3" x 13' 10" (5.25m x 4.21m)
Cinema Room	22' 8" x 10' 10" (6.90m x 3.30m)
Study	18' 11" x 7' 6" (5.76m x 2.28m)
Balcony	25' 0" x 6' 11" (7.61m x 2.11m)
Kitchen/Breakfast Room	30' 7" x 11' 11" (9.31m x 3.63m)
Utility Room	18' 2" x 4' 9" (5.53m x 1.45m)
Master Bedroom	23' 11" x 16' 0" (7.28m x 4.87m)
En Suite	10' 10" x 10' 5" (3.30m x 3.17m)
Walk In Dressing Room	14' 7" x 4' 11" (4.44m x 1.50m)
Bedroom Two	23' 0" x 11' 2" (7.01m x 3.40m)
En Suite	7' 9" x 6' 6" (2.36m x 1.98m)
Bedroom Three	20' 0" x 11' 8" (6.09m x 3.55m)
En Suite	8' 3" x 4' 3" (2.51m x 1.29m)
Walk In Wardrobe	5' 2" x 4' 11" (1.57m x 1.50m)
Bedroom Four	13' 10" x 10' 6" (4.21m x 3.20m)
En Suite	14' 7" x 3' 9" (4.44m x 1.14m)
Bedroom Five	11' 2" x 10' 5" (3.40m x 3.17m)
En Suite	8' 3" x 3' 8" (2.51m x 1.12m)
Garage One	28' 0" x 10' 0" (8.53m x 3.05m)
Garage Two	16' 0" x 12' 0" (4.87m x 3.65m)
Garden	150' 0" x 60' 0" (45.69m x 18.27m)

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LOCATION...

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

Supermarket: Morrisons, Less Than 0.5 Miles

Sports Centre: Loughton Leisure Centre, Less Than 0.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG10 1AN)

TRANSPORT...

Underground Station: Loughton Station, Less Than 0.5 Miles

Railway Station: Chingford Station, Approx 3 Miles

Motorway Junction: M25 Junction 26, Approx 3 Miles

AREA...

MORE DETAILS...

EPC: C

Local Authority:

Epping Forest District Council

Council Tax Band: F

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

LAWLOR^s

ELITE HOMES

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

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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.