



Hazelwood, Loughton, IG10

BUTLER & STAG



**Guide Price - £1,000,000-  
£1,100,000.**

**Available to the market for the first time in almost 40 years is this meticulously presented detached four bedroom family home set within only a short proximity to Loughton High Street & central line station.**



## Freehold

- Beautifully Presented Detached Family Home
- Striking Formal Reception With Separate Dining Area
- Study & Utility Room
- Four Double Bedrooms/Two bathrooms
- Spacious Kitchen/Breakfast Room
- Circa 50 ft Secluded Rear Garden

Spanning close to 1800 Sq. ft throughout, the current occupier has cherished this home throughout the time of ownership both internally and externally. Upon entering, the ground floor accommodation lends itself to various entertaining spaces with the formal reception the main hub of this level, offering dual aspect throughout the room with a feature marble gas fireplace. A picturesque dining area also leads off from the formal reception with further views into the garden alongside access returning from the room back into the entrance hall. A fully stocked kitchen/breakfast room with various fitted appliances and sleek work surfaces also catch the eye upon inspection with access leading onto a well equipped utility room. The ground floor is then complete with a further offering of a study room and guest cloakroom.

Moving on, the first floor is then furnished with four double bedrooms all accompanied by fitted wardrobes, with the master also holding a generous en-suite shower room. A family bathroom is also found on this level.

Externally, the rear garden is approached by a raised patio leading out from both the main reception via a set of french patio doors along with access via the utility room, which allows al-fresco dining and tranquil entertaining space for entertaining guests. A set of steps then lead down to a beautifully manicured garden with a range of mature shrubs and high raised conifer trees to ensure a vast amount of privacy. Our vendors haven to the garden is the lower level patio which is a suntrap for any new home owner looking to enjoy the afternoon sunshine over the house.

The frontage offers off-street parking for two vehicles with a further two parking spaces in the attached double garage which is also accessed via the utility room.





# Hazelwood

Approx. Gross Internal Area 166 Sq M ( 1787.1 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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