



## Hazelwood, Loughton, IG10 4ET

Guide Price £1,100,000

- Detached Family Home
- Four Bedrooms
- Off Street Parking
- Epping Forest on your doorstep
- Swimming Pool
- Staples Road Primary School Catchment
- Sought After Location
- Short Walk to Loughton Central Line Station; High Road Shops; and Epping Forest

# Hazelwood, Loughton, IG10 4ET

Nestled in the charming Hazelwood road of Loughton, this stunning four-bedroom detached family home is a true gem waiting to be discovered. Boasting a spacious 2,236 sq ft, this property offers ample space for comfortable living.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property features four well-appointed bedrooms, providing plenty of room for the whole family to relax and recharge.

The two bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze. Built in the 1970s, this home exudes character and charm, with a touch of nostalgia from the 1980s adding to its unique appeal.

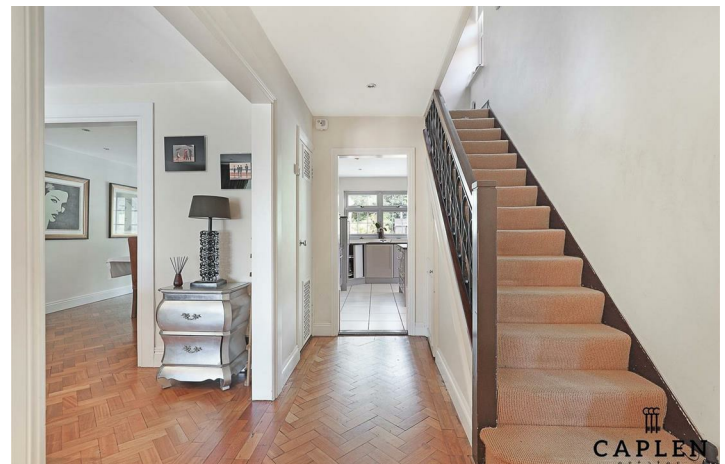
The property has a driveway to the front, a rare find in this sought-after location. Situated in the Staples Road Primary School catchment area, this property is ideal for families looking to provide their children with a quality education.

Convenience is key with this home, as it is just a short walk away from Loughton Central Line Station, High Road shops, and the picturesque Epping Forest. Imagine the ease of commuting and the joy of exploring nature, all within reach of your new abode.

Don't miss out on this fantastic opportunity to own a piece of Hazelwood paradise. Book a viewing today and make this delightful detached house your new home sweet home.



Council Tax Band: G



Lounge  
22'5" x 12'7"

Dining Room  
15'7" x 10'10"

Kitchen/Breakfast Room  
12'11" x 15'1"

Utility Room  
5'8" x 5'3"

Storage  
12'11" x 9'3"

Conservatory  
15'7" x 10'10"

Study Area  
6'6" x 6'11"

Bedroom 4  
16'3" x 9'3"

Bedroom 1  
13'10" x 19'10"

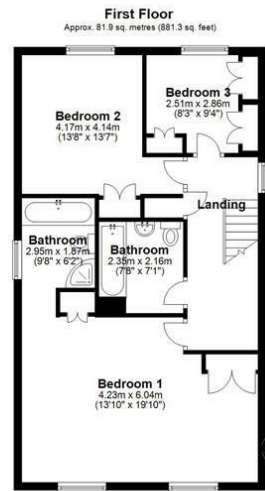
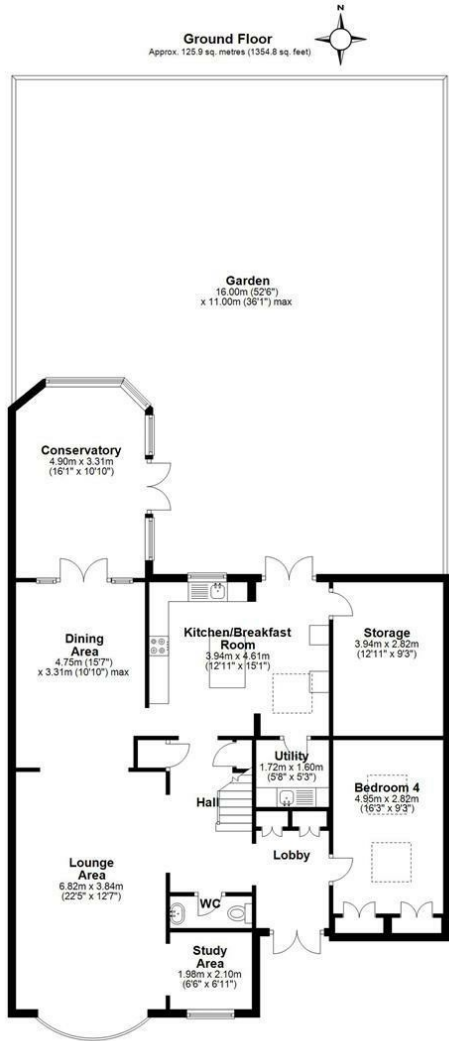
Ensuite Bathroom  
9'8" x 6'2"

Bedroom 2  
13'8" x 13'7"

Bedroom 3  
8'3" x 9'4"

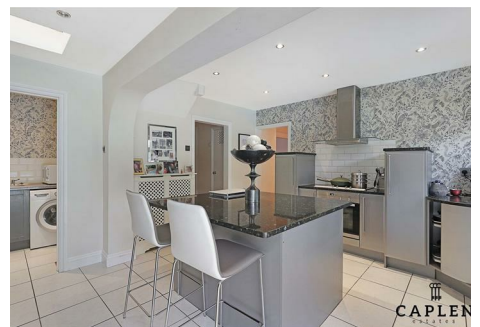
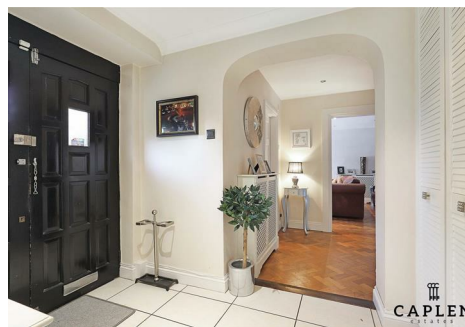
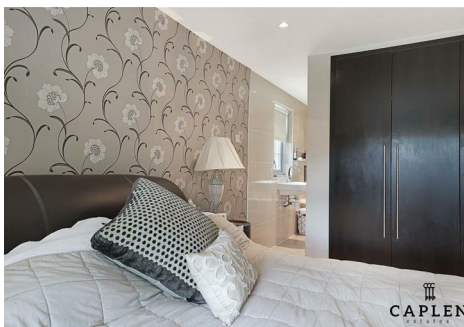
Family Bathroom  
7'8" x 7'1"

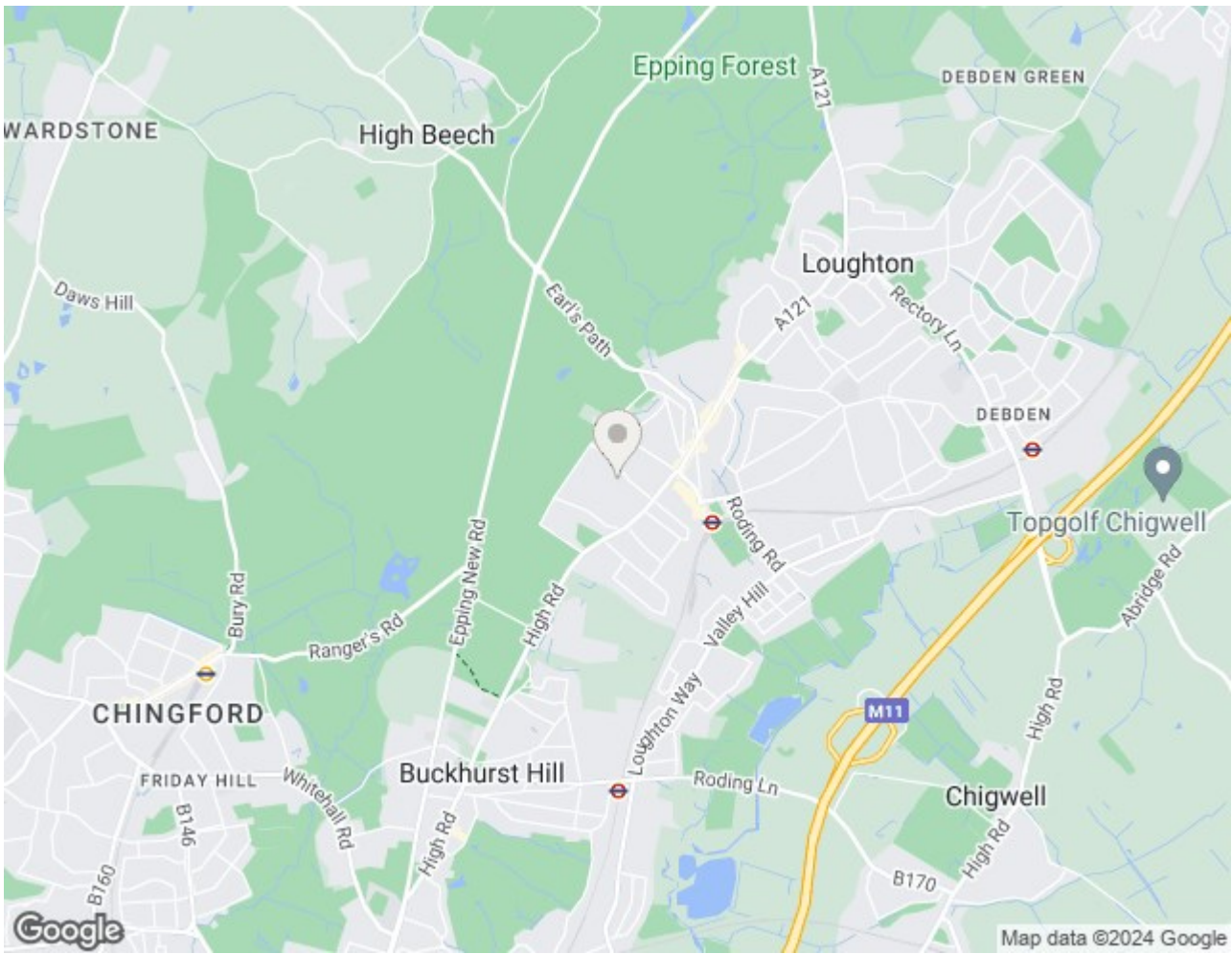
Garden  
52'6" x 36'1"



Total area: approx. 207.7 sq. metres (2236.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

G

### Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.