

DURDEN & HUNT

INTERNATIONAL



St Johns Road, Loughton IG10

£2,300,000

- 6/7 Bedroom Spacious Family Home
- Family Room And Entertainment Room
- Extensive Mature Landscaped Garden With Multiple Patio Areas And Large Garden Room
- On The Edge Of The Beautiful Epping Forest
- Large Double Length, Dual Aspect Lounge And Dining Room
- Office And Gym
- Spacious Integral Garage With Electric Door
- Good Sized Kitchen With Separate Utility Room
- Wide Carriage Driveway With Space For Multiple Cars
- Excellent Transport Links

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

6/7 Bedroom Spacious Family Home - Large Double Length, Dual Aspect Lounge And Dining Room - Good Sized Kitchen With Separate Utility Space - Family Room And Entertainment Room - Office And Gym - Wide Carriage Driveway With Space For Multiple Cars - Extensive Mature Landscaped Garden With Multiple Patio Area And Large Garden Room - Spacious Integral Garage With Electric Door - Excellent Transport Links - On The Edge Of The Beautiful Epping Forest

6 3 5 D

Council Tax Band: G



Durden and Hunt welcome to the market this exceptional six/seven bedroom detached home in a sought after location in Loughton. This unique and charming property has been home to the current owners for 40 years and is offered with no onward chain.

Internally this property offers a large through living and dining room, a good sized kitchen, with separate utility room, reception room, which is currently being used as a gym, and unique entertainment room all with doors leading onto the patio area. The ground floor also includes an additional family room, an office and two downstairs wcs.

The first floor consists of a master bedroom with en suite, dressing room and access to the private balcony over looking the quintessential garden, a tranquil and perfect place to sit at the beginning and at the end of the day. Additionally two bedrooms can be found which are complemented by a grand family bathroom, as well as a shower room with separate wc. The second floor further boasts three additional bedrooms, all with fitted wardrobes, extensive eaves storage and splendid views.

Externally this property benefits from a beautiful garden with terrace area and stairs leading down to the well kept lawn and summer house, a separate area for storage, a greenhouse and additional patio areas. To the front of the property you will find a spacious carriage driveway with space for multiple cars and a garage with electric door.

Ideally located just a short walk away from local shops along the popular Loughton High Road which currently include an abundance of high end retailers and a range of eclectic cafes and restaurants. Further amenities to the local area include Loughton leisure centre and library and the beautiful and popular Epping Forest. This location further benefits from sought after local schools in addition to several highly regarded independent schools.

Tenure: Freehold
Council Tax Band: G

Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



DURDEN & HUNT
INTERNATIONAL



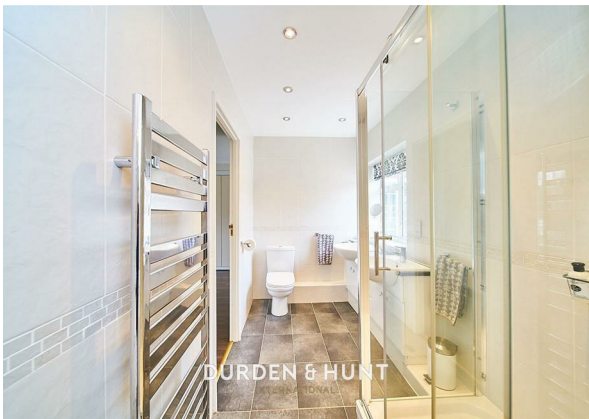
DURDEN & HUNT
INTERNATIONAL



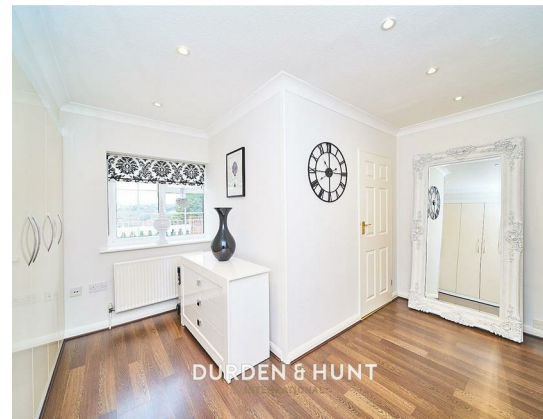
DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



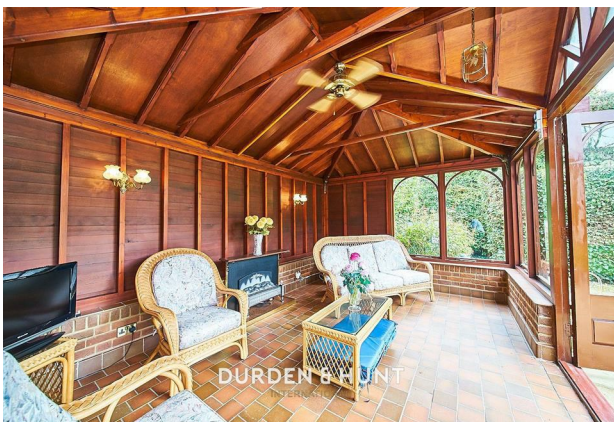
DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



DURDEN & HUNT
INTERNATIONAL



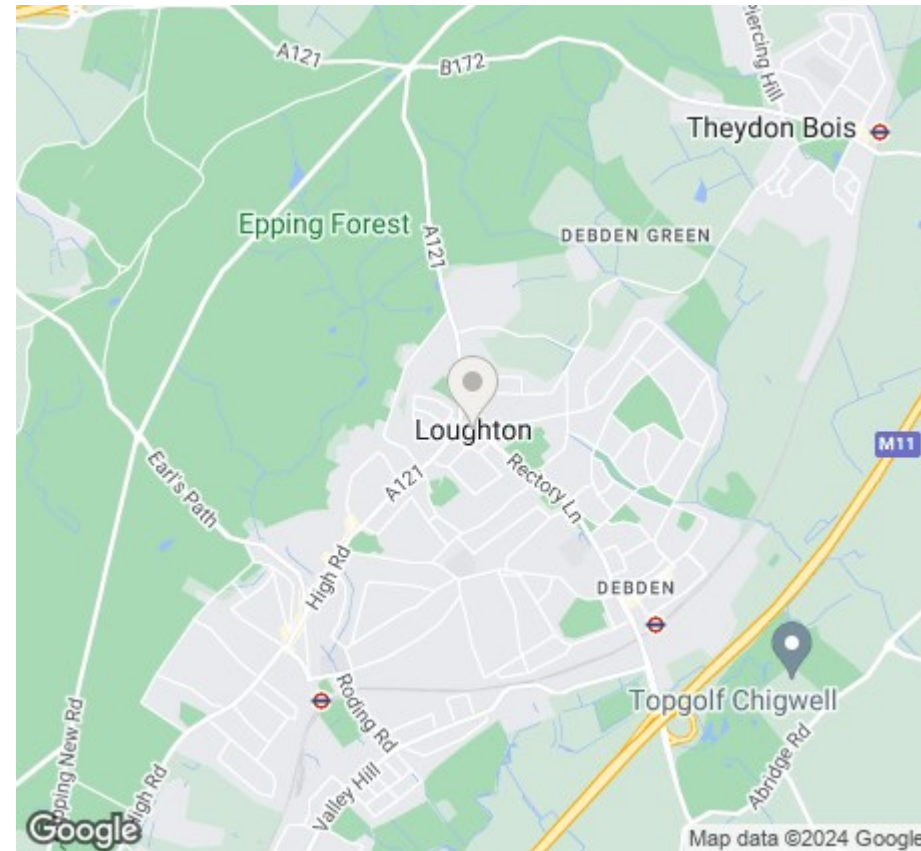
DURDEN & HUNT
INTERNATIONAL

St. Johns Road
 Approx. Total Internal Area 4708 Sq Ft - 437.43 Sq M
 (Including Eaves Storage, Garage & Summer House)
 Approx. Gross Internal Area Of Garage 313 Sq Ft - 29.06 Sq M
 Approx. Gross Internal Area Of Summer House 200 Sq Ft - 18.62 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: G