

# DURDEN & HUNT

INTERNATIONAL



## Eleven Acre Rise, Loughton IG10

Price Guide £3,750,000

- GUIDE PRICE £3,750,000 - £4,000,000
- Cinéma Room, Games Room, Bar and Separate Reception Room
- Modern, High Specification Throughout
- Excellent Transport Links
- Five Spacious Bedrooms All With En Suites
- Office
- Garden With Patio Area
- Open Plan Fitted Kitchen And Dining Area, With Separate Utility Space
- Set On A Large Plot
- Large Driveway With Space For Multiple Cars

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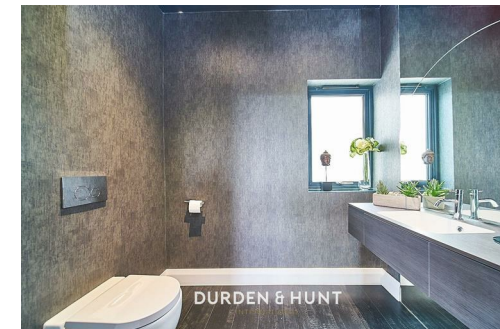
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GUIDE PRICE £3,750,000 - £4,000,000

Durden and Hunt welcome to the market this luxuriously spacious five-bedroom detached family home centrally located on a desirable road in Loughton.

Designed to a high specification, across four levels, with an impressive open plan double storey grand hallway, which features a games room, opulent cinema room and separate elegant bar area; ideal for entertaining guests.

Designed for modern living, the open plan ground floor with its ample natural daylight and unrestricted views provided by the large floor to ceiling glazing. This comprises of a dual aspect spacious lounge, with bifold doors opening onto the rear garden. A stunning open plan bespoke designer kitchen, dining/ tv area, that opens up to the large garden entertaining terrace. Additional separate utility/boot room. The ground floor has a further open plan mezzanine lounge area leading to a study, ideal for working from home, and guest wc.

The first floor consists of five bedrooms all complemented by contemporary en suites. The large double story master bedroom suite includes double height glazing with doors opening onto a Juliet balcony with stunning unbeatable views of Epping forest and an impressive full en suite bathroom. A staircase leads up to the master suites glazed mezzanine second floor where a substantial dressing room/lounge can be found.

The second two story bedroom suite is also complemented by a staircase with access to an upper dressing/lounge area and storage.

Bedroom three is designed with a bespoke built in double bed, en suite shower room and walk in wardrobe. Located at the rear of the house the fourth and fifth double bedrooms both have private en suites and double doors leading onto the large modern glass balcony with beautiful views of the garden. A full laundry room is also located on this floor.

Externally this property benefits from a private driveway with space for multiple cars and a grand stairway leading up to the front door. At the rear of the property, you will find a thoughtfully designed large terrace area with landscaped elevated lawn areas.

Ideally located for local shops along the popular Loughton High Road, which currently includes 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. This property has excellent transport links including M25, M11 and Loughton tube station.

Owner Advised Features:  
Kitchen with top end appliances

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.





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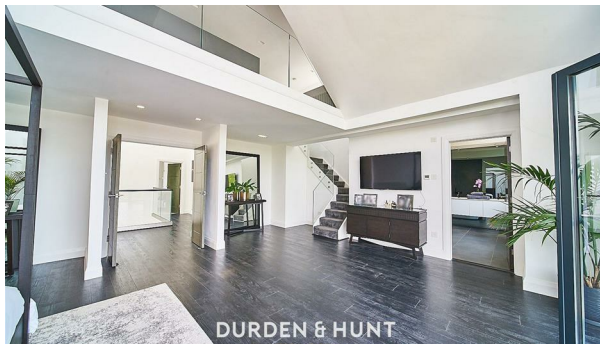
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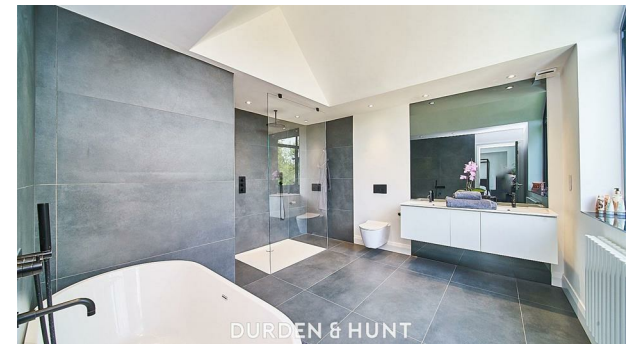
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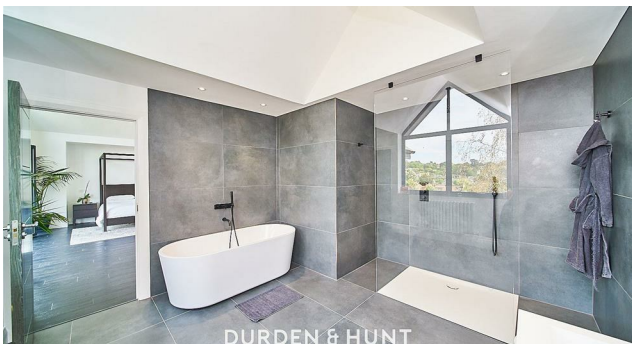
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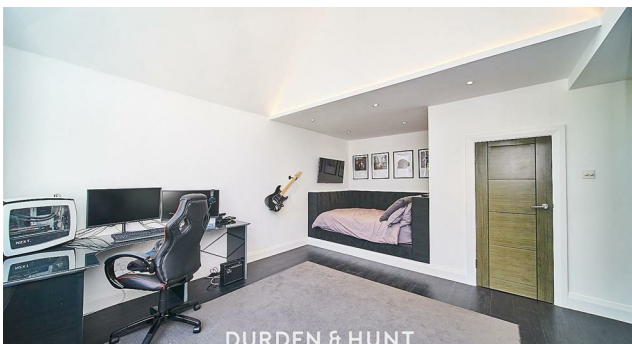
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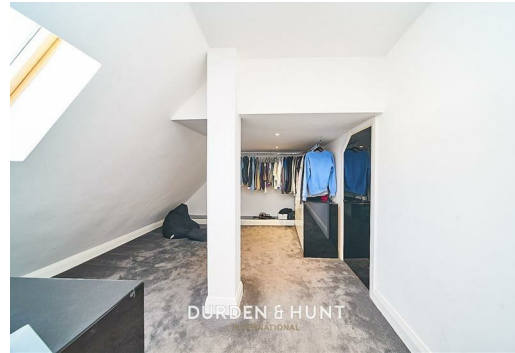
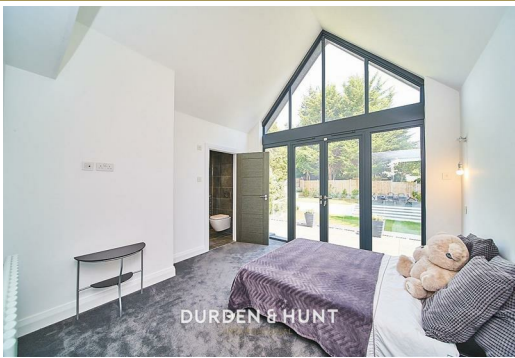


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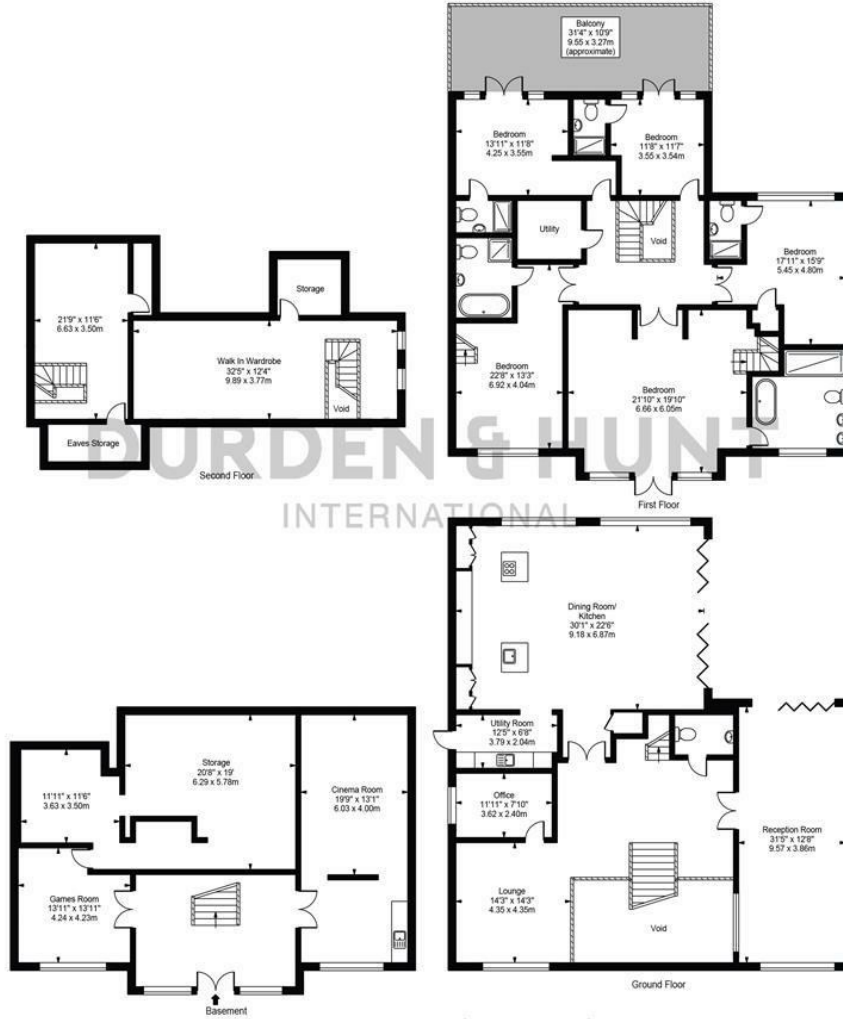
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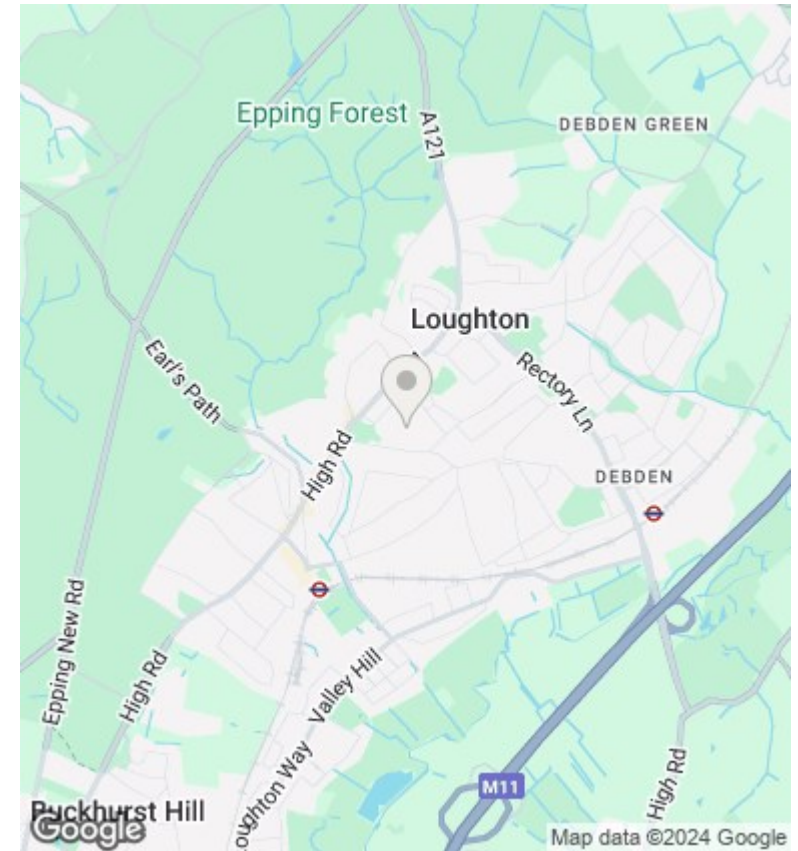


**Eleven Acre Rise**  
 Approx. Total Internal Area 6105 Sq Ft - 567.20 Sq M  
 (Including Eaves Storage & Excluding Void)  
 Approx. Gross Internal Area 6045 Sq Ft - 561.59 Sq M  
 (Excluding Eaves Storage & Void)



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	