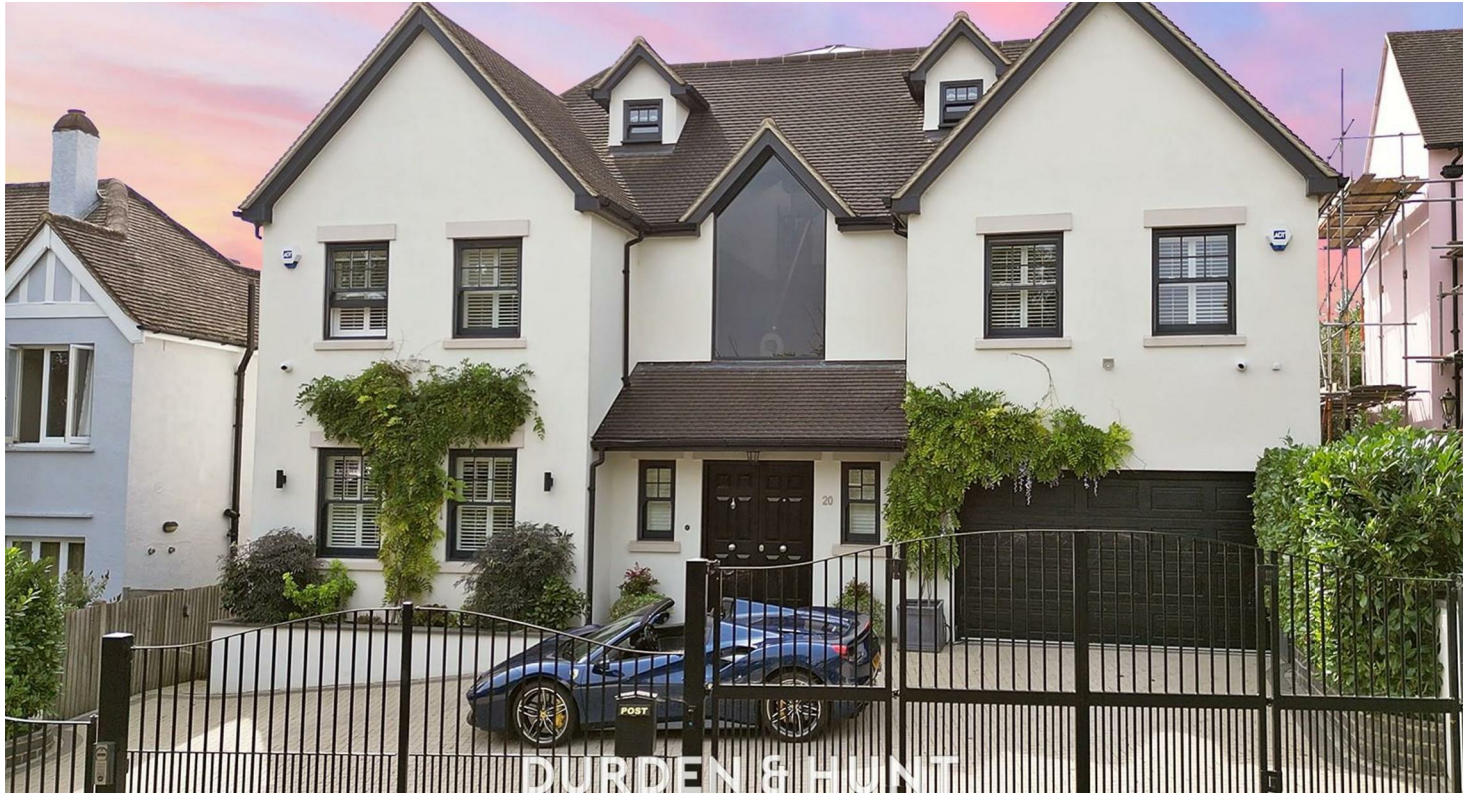


DURDEN & HUNT

INTERNATIONAL



Connaught Avenue, Loughton IG10

Asking Price £3,500,000

- Five Bedroom Detached Residence
- Four Further En-Suite Bathrooms
- Home Office
- Excellent Transport Links
- Large Open Plan High Specification Kitchen Diner
- Two Reception Rooms And Downstairs WC
- Garden With Yoga Studio, Sauna, Steam Room and Hot Tub
- Master Bedroom With Expansive Dressing Area And Luxurious Bathroom
- Opportunity For Downstairs Living
- Private Gated Driveway And Garage

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

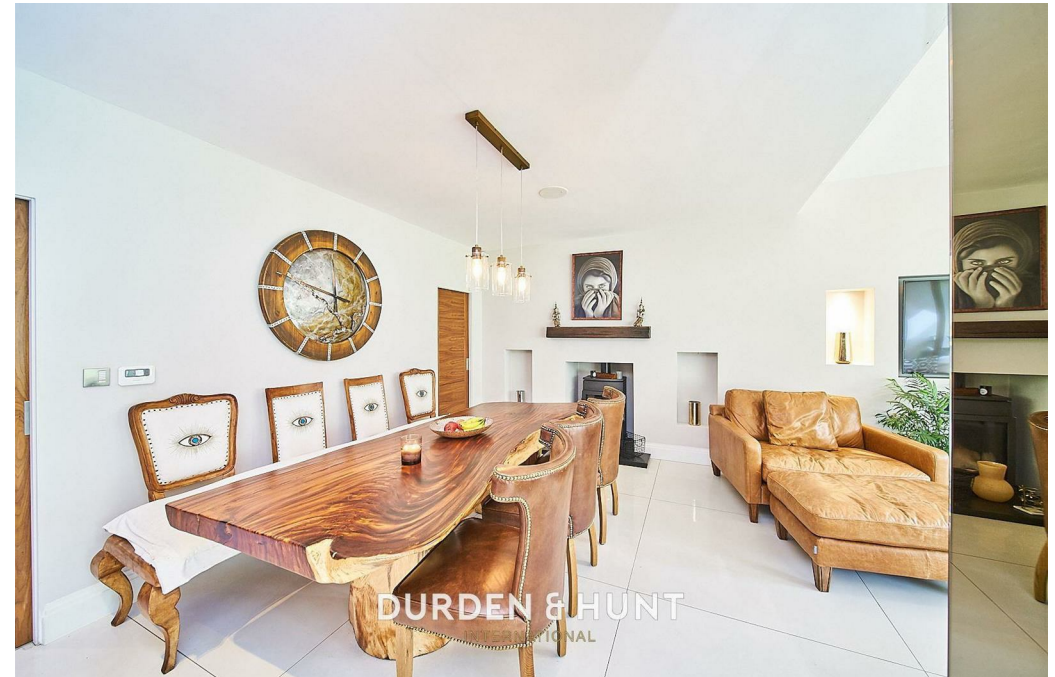
loughton@durdenandhunt.co.uk
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Connaught Avenue, Loughton IG10

Five Bedroom Detached Residence - Private Gated Driveway - Garden With Yoga Studio, Sauna, Steam Room and Hot Tub - Master Bedroom With Expansive Dressing Area And Luxurious Bathroom - Four Further En-Suite Bathrooms - Large Open Plan High Specification Kitchen Diner - Two Reception Rooms And Downstairs WC - Opportunity For Downstairs Living - Home Office - Excellent Transport Links



Council Tax Band: H



Durden & Hunt welcome to the market this exquisite detached family residence in the heart of Loughton.

As you enter the home you are greeted with a sweeping staircase followed by a large marine fish tank. The high specification open plan kitchen diner opens onto the garden, and includes a separate utility space with a door to the outside of the property. The immaculate living room showcases a media wall and fitted storage and also opens to the patio area.

The ground floor also features a further reception room, currently used as a gym, and a downstairs WC, offering the opportunity for downstairs living.

On the first floor the spacious master bedroom features an exceptionally designed dressing area, expansive luxury en suite and opens onto the roof terrace. Two additional bedrooms, one with fitted wardrobes and both with en suites can also be found.

The top floor of the property has two further bedrooms both with en-suites and dressing rooms are area complemented by additional storage and a large study overlooking the garden.

To the rear of the property a large al-fresco dining patio, with built in BBQ area, and manicured lawn area can be found. Additionally to the rear of the garden a seating area and hot tub are complemented by a large outbuilding, designed as a yoga studio, an infra red sauna, steam room and additional storage. The front of the property features secure gated parking for multiple cars, a garage and side access to the rear garden.

Ideally located for 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. This property has excellent transport links including M25 and Loughton central line underground station.

Contact Durden & Hunt for a viewing!

Council Tax Epping Forest H

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.





Connaught Avenue
 Approx. Total Internal Area 5332 Sq Ft - 495.40 Sq M
 (Including Eaves Storage, Restricted Height Area, Garage, Storage & Yoga Studio)
 Approx. Gross Internal Area Of Eaves Storage & Restricted Height 459 Sq Ft - 42.63 Sq M
 Approx. Gross Internal Area Of Garage 274 Sq Ft - 25.49 Sq M
 Approx. Gross Internal Area Of Storage 61 Sq Ft - 5.69 Sq M
 Approx. Gross Internal Area Of Yoga Studio 528 Sq Ft - 49.02 Sq M



For Illustration Purposes Only - Not To Scale

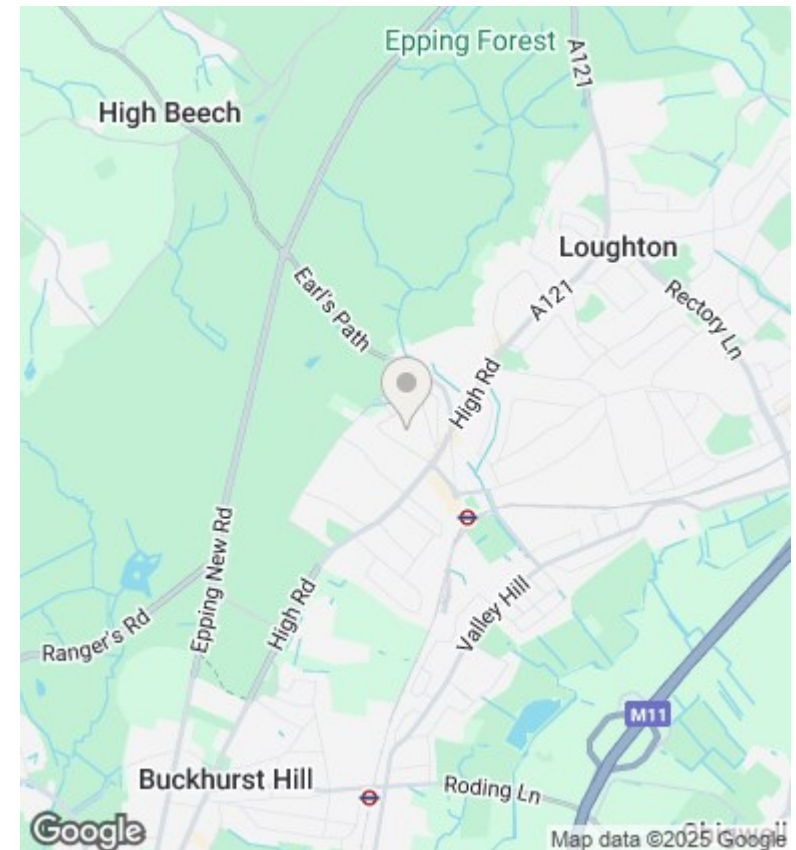
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas,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

Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC