

Daniel  
Frank





## 16 Ollards Grove Loughton, IG10 4DW

An exceptional Edwardian family residence situated on one of Loughton's most prestigious roads just 0.3 miles from Loughton Central Line Station.

The property is arranged over three floors. Ground floor comprises of a magnificent grand entrance hall with marble flooring, a formal living room with immaculate cornice and ceiling rose, herringbone flooring and a feature marble fireplace, a cloakroom and an elegant dining room with a feature fireplace, shelving, and garden access.

Of particular note is the spectacular Humphrey Munson kitchen with 30mm Silestone worktop including a central island with breakfast bar, Lacanche gas oven, Quooker hot tap, Miele dishwasher, Miele full length fridge and full length freezer. Leading on from the kitchen is a Neptune larder/utility room which features a wine and cocktail making area, a further dining area with bi-folding doors on to the garden, a playroom, and an integral garage.

The first floor offers an impressive master suite with a dressing room and en-suite shower room, three further bedrooms and a stylish four-piece family bathroom. The second floor has an additional two bedrooms both benefitting from air conditioning, a

**Tenure** Freehold  
**Council** Epping Forest





cinema room, and a shower room. The loft conversion has been cleverly designed to maximise head height and total space.

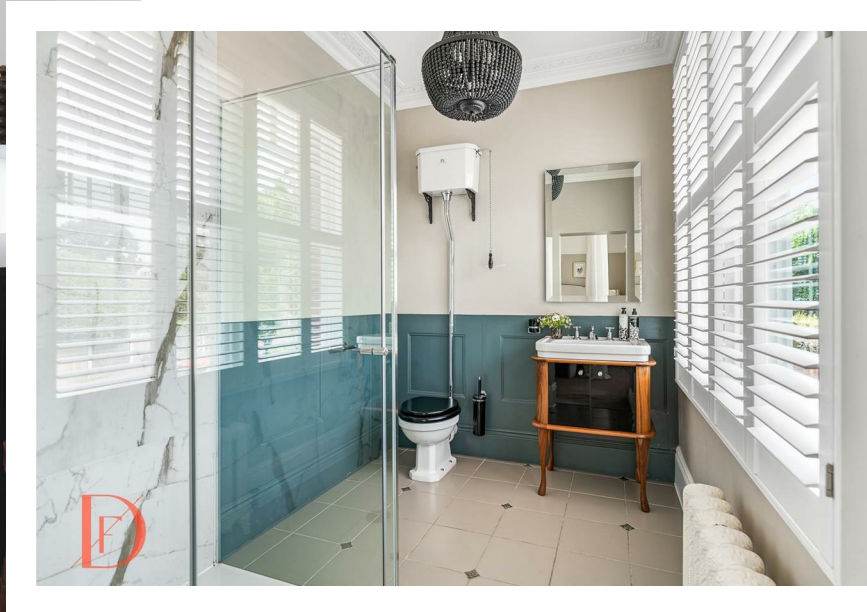
Externally, the front provides off street parking for multiple cars. The rear garden has been expertly designed to create a perfect space for entertaining or relaxing. The garden is mainly laid to lawn with a paved patio area perfect for summer entertaining and planted borders.



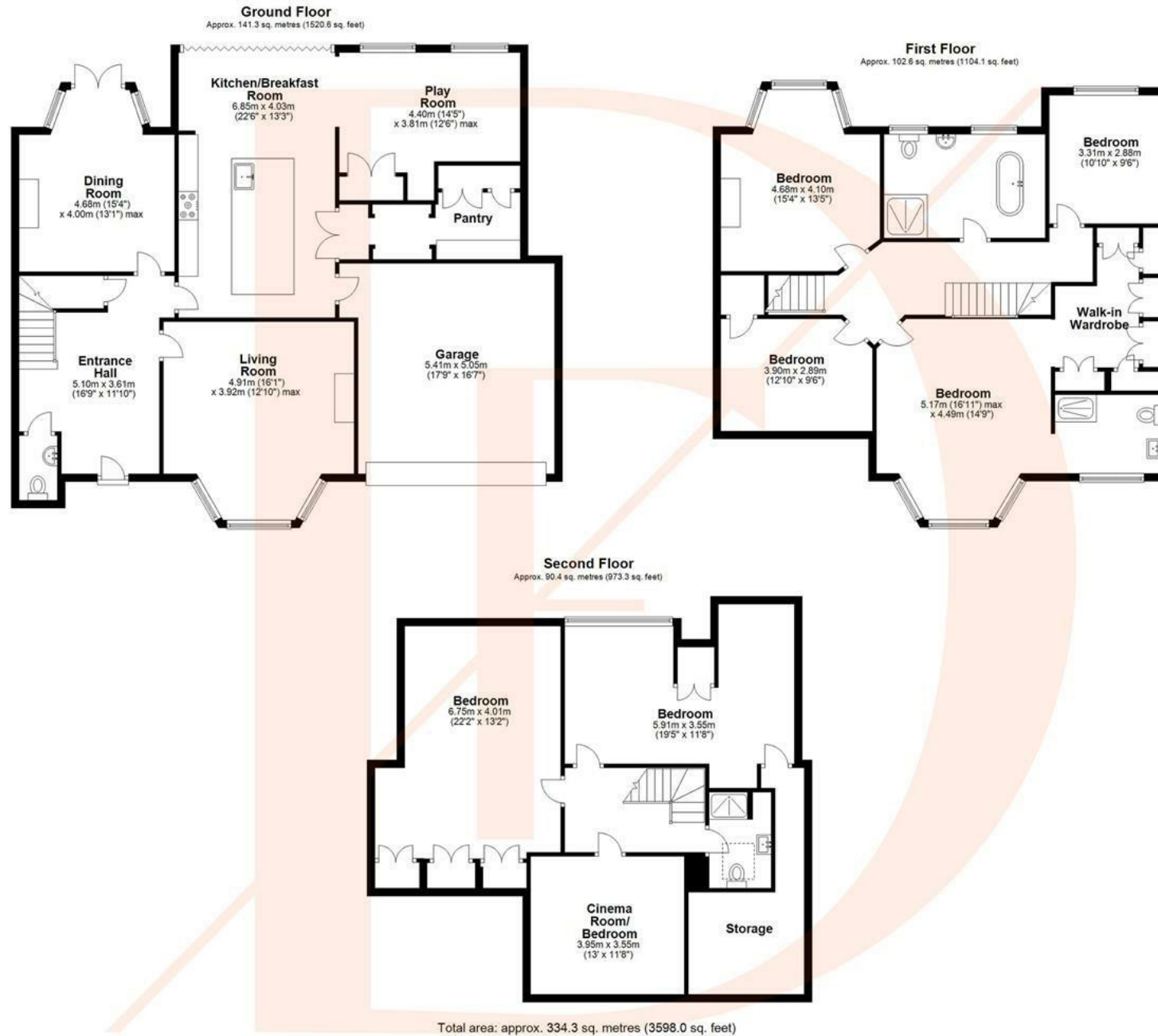


Your Next Chapter





Your Next Chapter



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



Further benefits:

- Underfloor heating in the hallway, downstairs cloakroom, kitchen, and the playroom.
- Prewired for HDMI, CAT 5 and Coax for video distribution.
- Prewired for Sonos audio distribution in the kitchen and garden.
- Prewired for Nest doorbell and camera system.
- Multi zone nest thermostat control.
- High end fixtures and fittings throughout.
- Abundance of period features.
- Outstanding attention to detail throughout.
- External lighting front and rear.
- A Sonos wireless 4.1 kitchen and garden audio system.

Location:

The property is located within walking distance to Loughton High Road and Central Line Station providing easy access into The City and West End. Local shops, pubs and eateries are all close by. Epping Forest is moments from the property providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. The M25 and M11 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	82
(69-80) <b>C</b>			
(55-68) <b>D</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		

