

Daniel
Frank





20 Ollards Grove Loughton, IG10 4DW

Offered to the market on a chain free basis is this bright and spacious five bedroom semi-detached house positioned on one of Loughton's most prestigious roads just 0.3 miles from Loughton Station.

Set over two floors this well proportioned home offers character and charm with change of levels and high ceilings throughout.

The lower level comprises a welcoming entrance hallway, two generously sized reception rooms, a wet room, and a spacious dining room that seamlessly transitions into a sizeable, fully-equipped kitchen featuring integrated appliances. The kitchen, extending to a depth of 23'3", also incorporates a utility space.

Ascending upstairs you will find five well-appointed bedrooms, four of which are substantial doubles, with one enjoying the convenience of an en-suite bathroom. The floor is completed by a family bathroom.

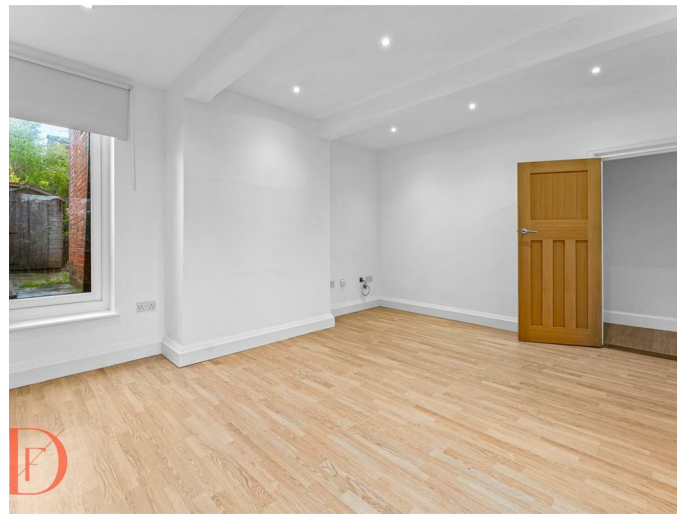
At the rear of the property, the south-facing garden spans approximately 60 feet and showcases a large patio area leading to a well-proportioned lawn space.

To the front, a substantial driveway accommodates parking for up to three cars.

The property had planning permission for a proposed loft conversion and extension with first floor alterations to form 5 bedroom dwelling which lapsed on 07/04/2023. Planning application reference EPF/0320/20.

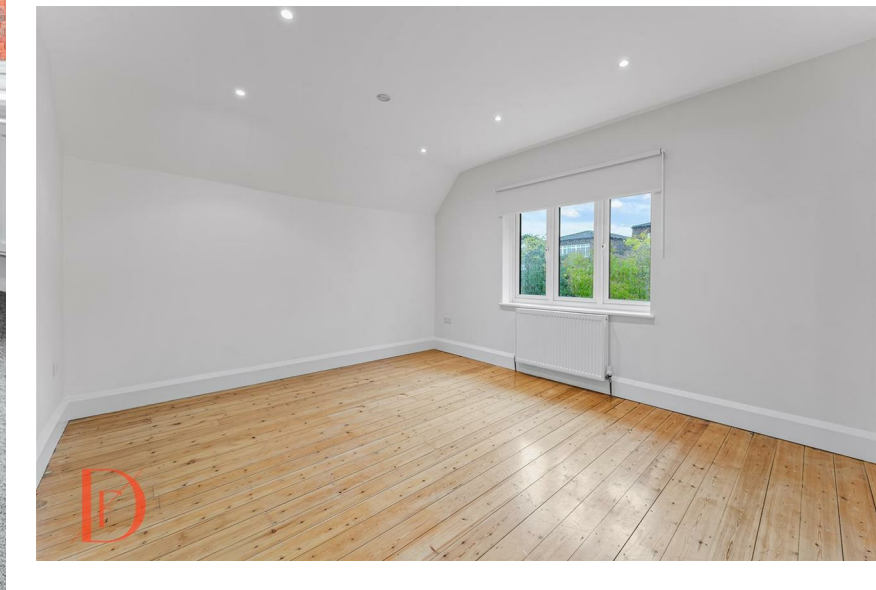
Ollards Grove stands as one of Loughton's most sought-after roads, ideally situated in close proximity to Epping Forest, the High Road, and Loughton Central Line station. A plethora of shops, cafes, restaurants, and pubs are easily accessible, along with several esteemed state and private schools within convenient reach.

Tenure Freehold
Council Epping Forest

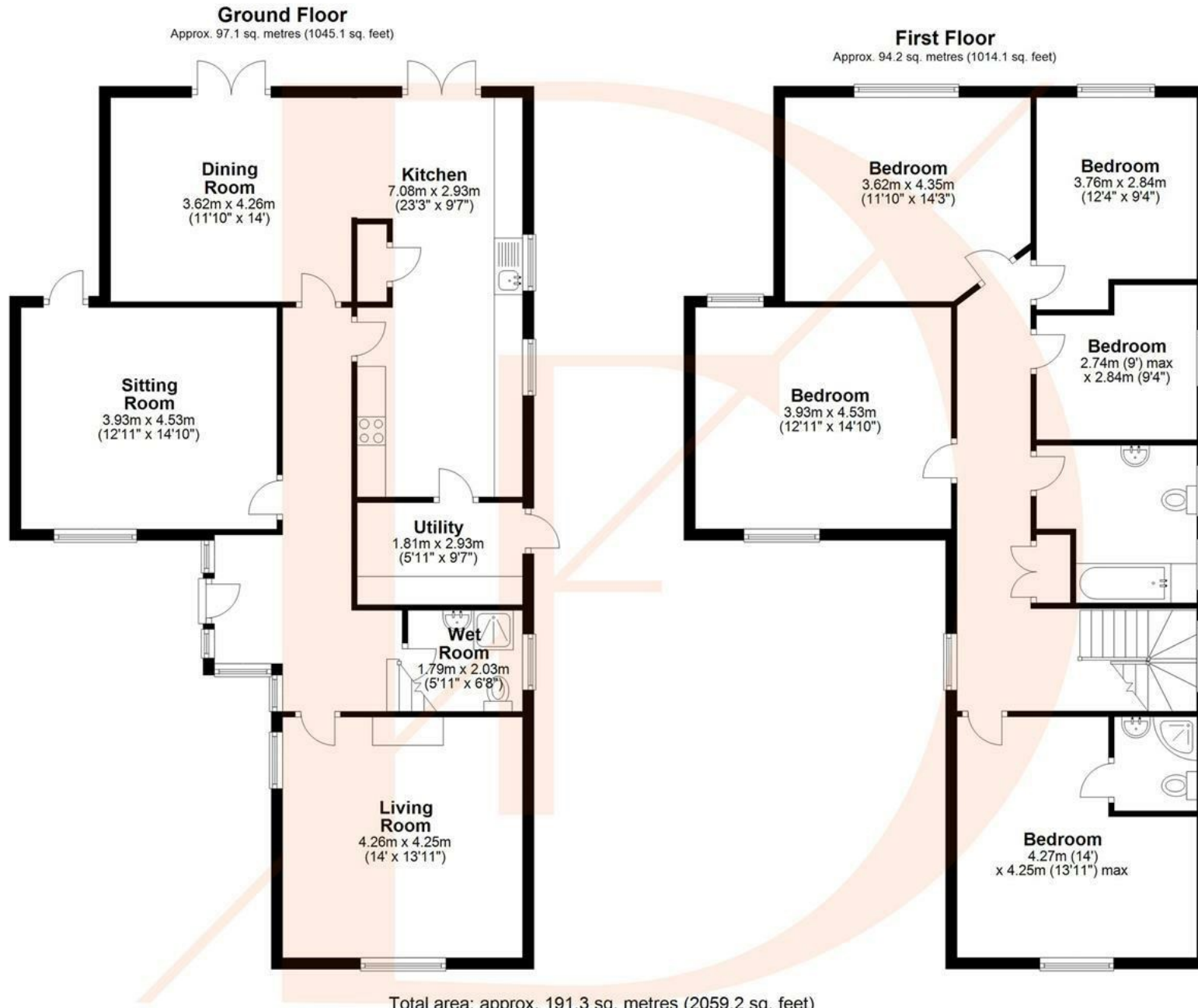




Your Next Chapter



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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.

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WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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

