

Daniel  
Frank





## 52 Baldwins Hill Loughton, IG10 1SF

A beautiful two bedroom semi-detached period house nestled in one of Loughton's most esteemed roads with Epping Forest quite literally on your doorstep.

Rich in history the property was constructed circa 1900.

Little Monkwood Lodge originally constituted part of a detached residence known as Deerhurst, which, once owned by the sculptor Sir Jacob Epstein and was later divided into two properties in 1961.

Oozing charm and character throughout the property boasts high ceilings and a number of period features.

The downstairs accommodation comprises of a welcoming entrance hall, a convenient ground floor WC, utility/boot room, a spacious triple aspect sitting room and a large fully fitted kitchen with integrated appliances that allows access to the garden and also has the luxury of underfloor heating.

Heading upstairs the first floor offers a sizeable landing, family bathroom and two double bedrooms including the master bedroom which featuring a delightful bay window with French doors leading to a small balcony overlooking the garden with a very pleasant back drop of Epping Forest.

Externally the rear garden has been landscaped with mature charm, includes decking and is approximately 50 foot in depth, whilst to the front of the property there is a paved driveway leading to single garage.

With the potential for extension, subject to the necessary planning permissions (STPP), this property presents an exciting opportunity for those seeking a timeless and characterful home.

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





Your Next Chapter

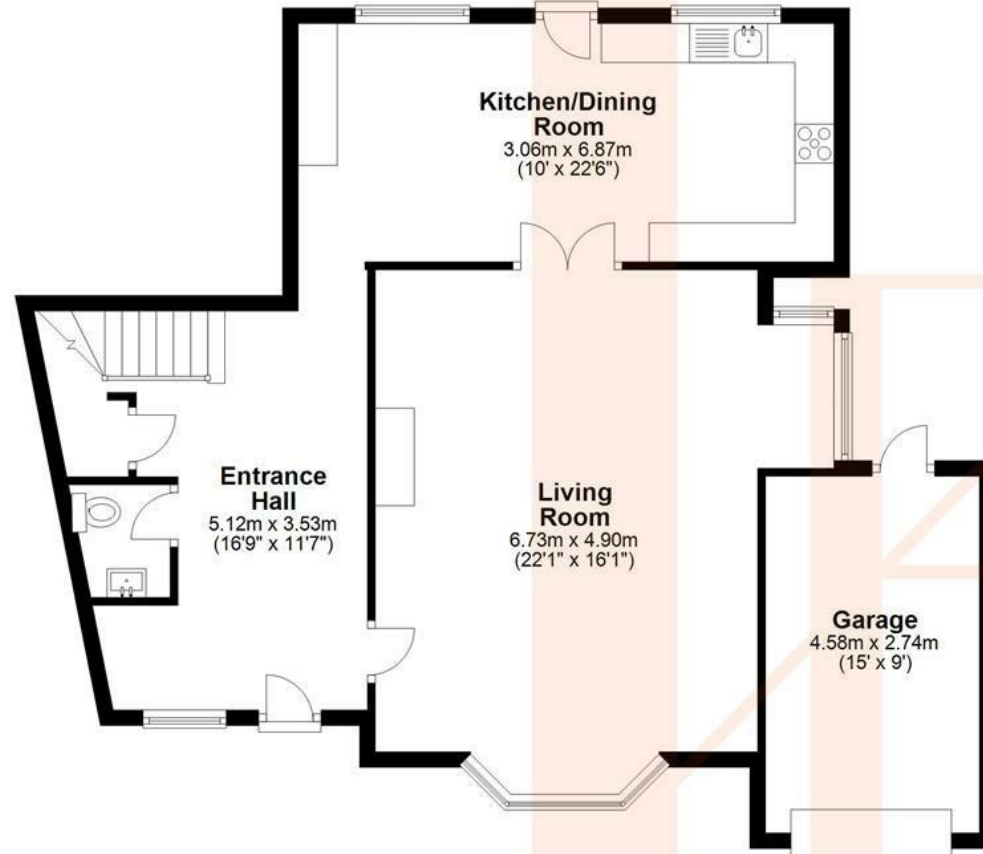


Your Next Chapter



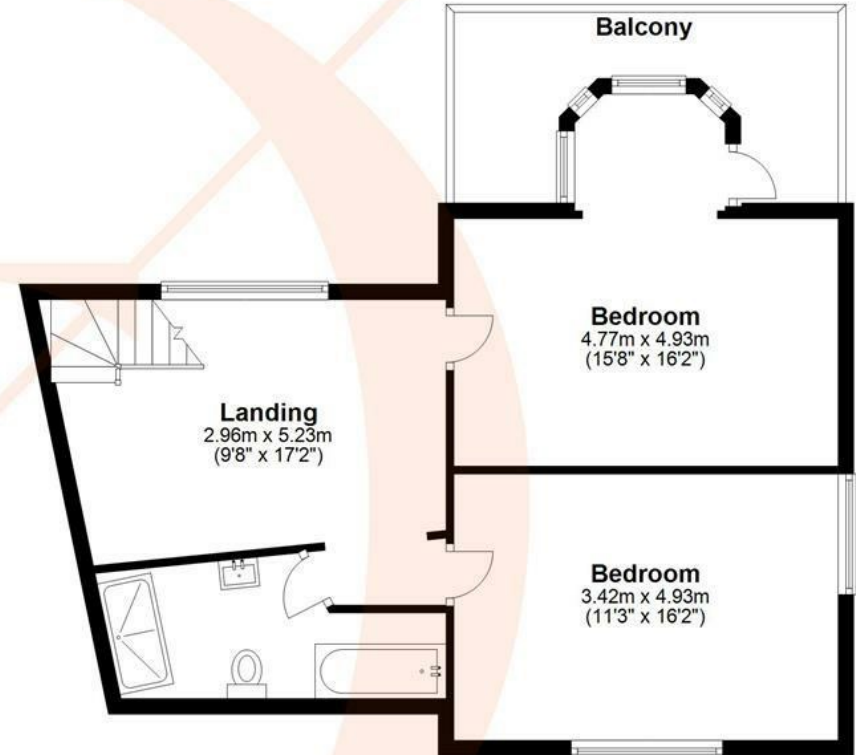
### Ground Floor

Approx. 87.4 sq. metres (941.0 sq. feet)



### First Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 147.9 sq. metres (1592.0 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>		<b>41</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	

