

Daniel
Frank





5 Ripley View Loughton, IG10 2PB

Nestled in a peaceful cul-de-sac surrounded by greenery is this beautiful gated five/six-bedroom family residence.

Spanning three floors, the property offers over 4000 square feet of living space. On the ground floor, a welcoming entrance hallway leads to a generously proportioned main living room and a formal dining room. Additionally, there's a sitting room currently used as a home office, a convenient downstairs WC, and a fully equipped modern kitchen with integrated appliances, a utility room, and access to the garage. The heart of the home is the entertainment area, featuring a built-in bar with integrated fridges, a log burner, a complete surround sound speaker system, a home gym, and a shower room.

It's important to mention that there is a second staircase leading from the entertainment area directly to the master bedroom. This staircase was originally part of a separate, self-contained annex that the vendors converted when they moved in. It's worth noting that this space could be easily converted back to its original configuration if required.

Moving to the first floor, the Master bedroom measures 18'10" by 15'3" and boasts fitted wardrobes, an en-suite, and a separate dressing area (11'8" x 15'5") that could potentially serve as an additional

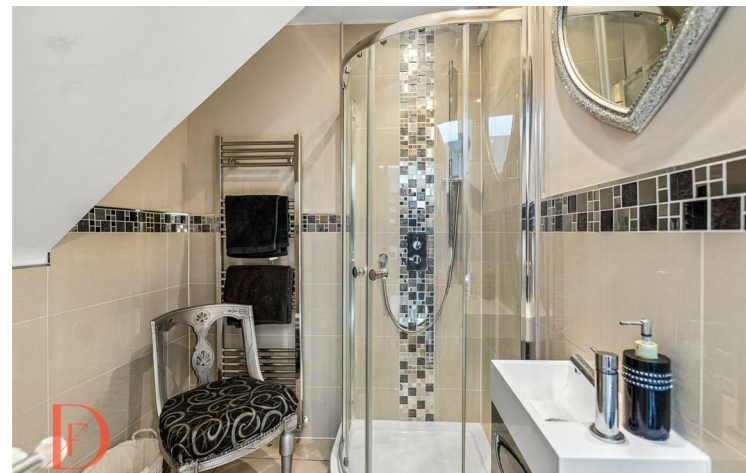
Tenure Freehold
Council Epping Forest





bedroom. There's also a family bathroom and three more well-proportioned bedrooms, one of which has an en-suite. The second floor reveals the spacious fifth bedroom, spanning nearly 32 feet in width, offering ample room and scenic views of Epping Forest.

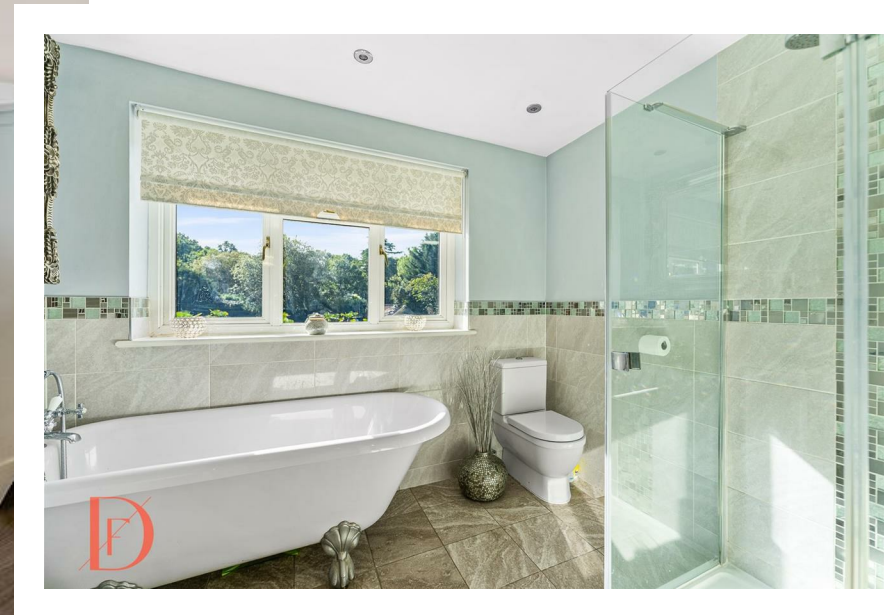
Outside, the south-facing landscaped garden is simply stunning. A small patio area accommodates a jacuzzi and is ideal for outdoor entertaining. The rest of the garden primarily consists of well-maintained lawn surrounding the central focal point, a heated pool. At the rear of the garden, you'll find a pool house and a cabana-style seating area. Various shrubs, plants, and trees adorn the garden, which extends approximately 125 feet by 95 feet.



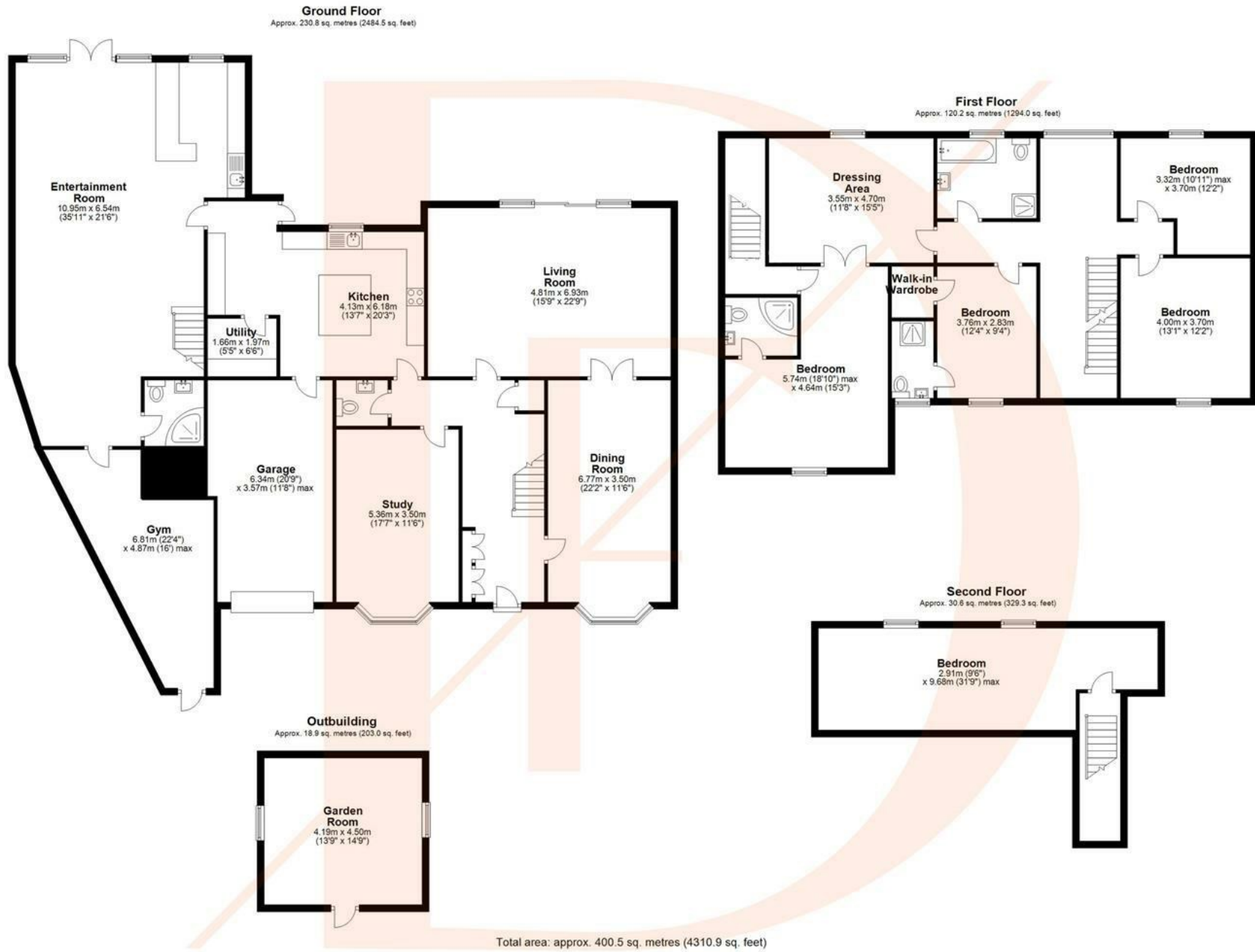


Your Next Chapter





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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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To the front of the property, a gated driveway provides off-street parking for approximately five cars.

EPC - To be confirmed.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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		

