

Daniel
Frank





14 Hazelwood Loughton, IG10 4ET

An immaculate four-bedroom home set within the heart of Loughton moments from the High Road, Central Line Station and the wonderful Epping Forest.

The accommodation is arranged over two floors. Ground floor comprises of an entrance hall, a modern fully fitted kitchen with built in appliances, a dining area, cloakroom/utility and a large reception room with bi-folding doors. From the kitchen there is integral access to the garage. The property is flooded with natural light throughout.

The first floor has four double bedrooms and two bathrooms. The main bedroom has fitted wardrobes and a stunning contemporary en-suite shower room. The second largest bedroom also benefits from fitted wardrobes.

The rear South-West facing garden offers a large corner plot which has been extensively landscaped benefiting from numerous tiered areas perfect for summer entertaining plus several lawn areas, mature shrubs and tree borders, gated side access and two timber garden sheds. To the rear of the garden is a large space which would be the ideal location for a garden office. To the front there is a paved driveway for off street parking leading to a single garage.

Further benefits:

- LED lighting throughout.
- CAT 6 network points in all rooms.
- Underfloor heating in the kitchen and both bathrooms.
- Partial flooring in the loft providing extensive storage.
- Quartz worktops.
- Boiling water tap.
- Large windows providing plenty of natural light.

Hazelwood is a private cul-de-sac situated in a prime position. The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is located at the top of Upper Park offering 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.

Tenure Freehold
Council Epping Forest





Your Next Chapter

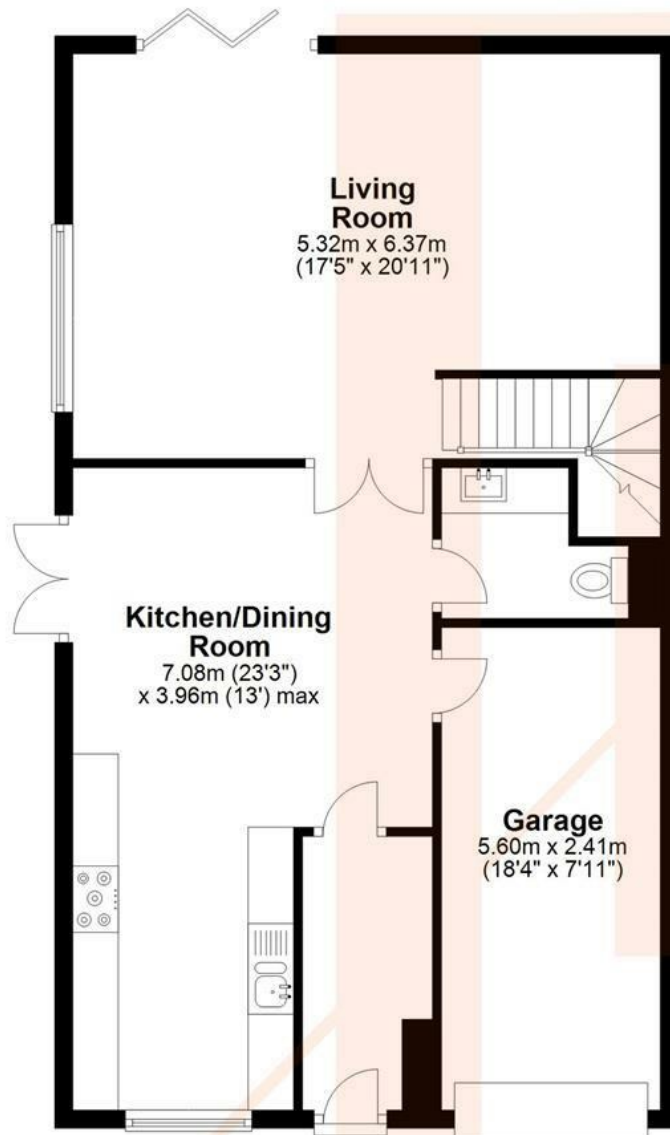


Your Next Chapter



Ground Floor

Approx. 75.4 sq. metres (812.0 sq. feet)



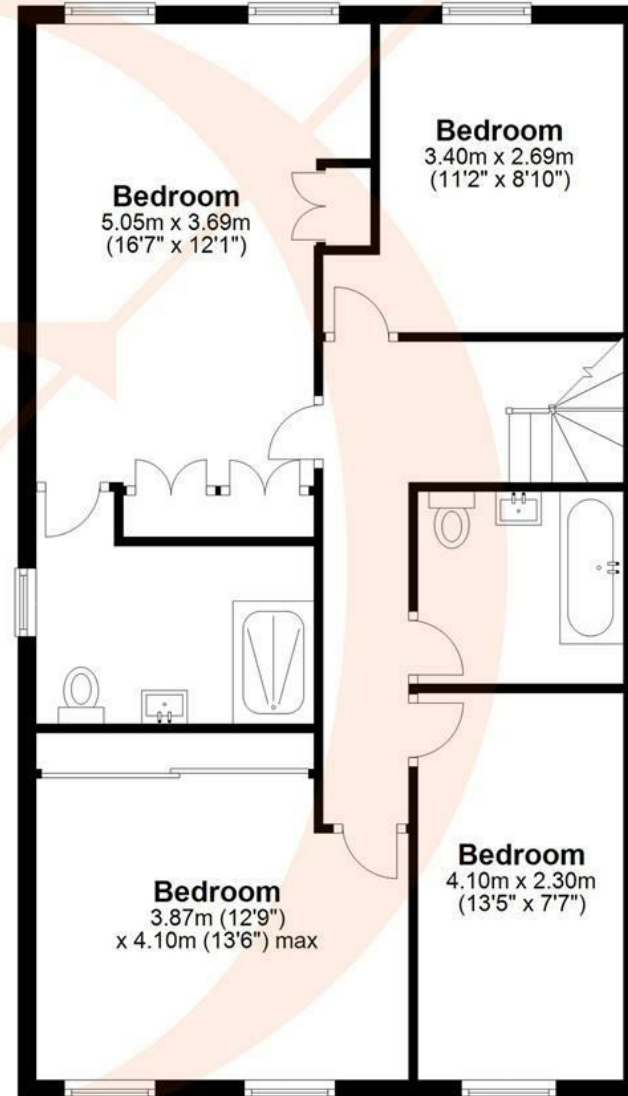
Living Room
5.32m x 6.37m
(17'5" x 20'11")

Kitchen/Dining Room
7.08m (23'3")
x 3.96m (13') max

Garage
5.60m x 2.41m
(18'4" x 7'11")

First Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



Bedroom
5.05m x 3.69m
(16'7" x 12'1")

Bedroom
3.40m x 2.69m
(11'2" x 8'10")

Bedroom
3.87m (12'9")
x 4.10m (13'6") max

Bedroom
4.10m x 2.30m
(13'5" x 7'7")

Total area: approx. 150.7 sq. metres (1622.3 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	

