

Daniel
Frank





1 Woodbury Hill Loughton, IG10 1JB

This beautifully presented four-bedroom detached home, offering over 3000 sq ft of luxurious living space, is situated on the highly desirable Woodbury Hill, overlooking Loughton.

Finished to an impeccable standard throughout, the ground floor features a grand entrance and an expansive living room measuring 22'9 x 20'9. The state-of-the-art kitchen is equipped with integrated appliances and a stylish breakfast bar area, seamlessly flowing into the dining room and entertainment room, which opens onto the south-facing garden. This entire area benefits from underfloor heating. The ground floor is completed by a convenient downstairs WC and a utility room that provides access to the integral garage.

Ascending to the first floor, you are greeted by a spacious landing bathed in natural light from a large window. This leads to four generous double bedrooms, including the master suite, which boasts fitted wardrobes, a luxurious en-suite bathroom with both bath and shower, and stunning views. The family bathroom and three additional double bedrooms, one of which also has an en-suite, complete this level.

The enchanting south-facing garden features a large tiled seating area that gently descends to a meticulously maintained lawn, extending to a versatile outbuilding suitable for a variety of uses.

The front of the property offers a large landscaped driveway with ample off-street parking for multiple cars and a garage.

Tenure Freehold
Council Epping Forest

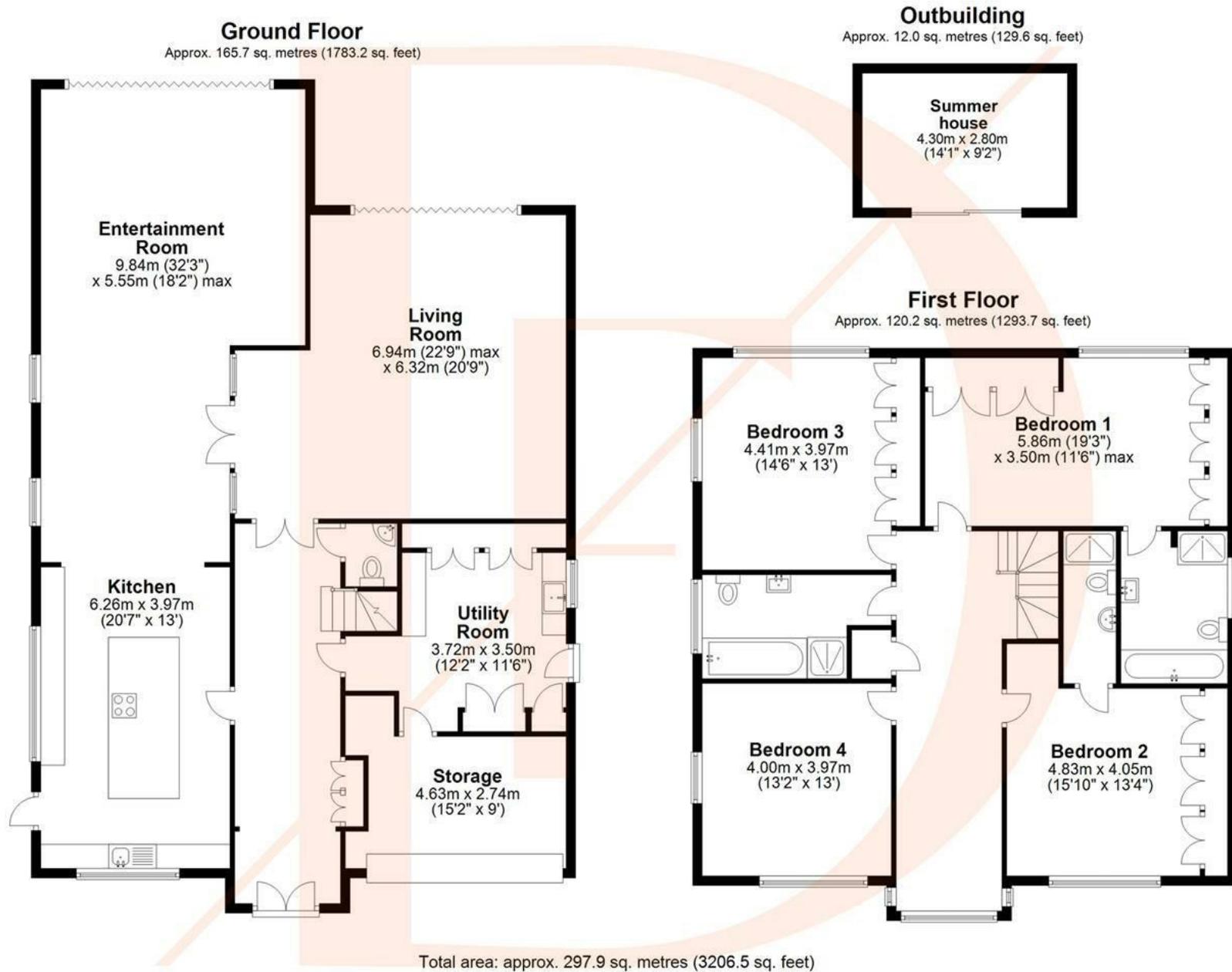




Your Next Chapter



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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			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	