

Daniel
Frank





18 Ollards Grove Loughton, IG10 4DW

A recently built exceptional five-bedroom semi-detached family home positioned on one of Loughton's most prestigious roads just 0.3 miles from Loughton Station.

Spanning three floors, this home has been thoughtfully designed to meet the needs of contemporary family living. The ground floor welcomes you with a spacious entrance hall that leads to an expansive family living room ideal for gatherings and relaxation. The newly fitted kitchen is a bright and inviting space, featuring high-end integrated appliances, a central island, and stunning bi-folding doors that open onto the private garden. The ground floor benefits from underfloor heating throughout. A modern cloakroom and a separate utility room, with convenient side access, complete the ground floor.

On the first floor, you'll find two generously sized double bedrooms, both with luxurious en-suite bathrooms, as well as a third bedroom and a spacious family bathroom. The second floor continues the theme of comfort and style with two further large double bedrooms, each offering modern en-suite bathrooms.

The rear garden features a spacious patio, perfect for alfresco dining, a lawn area, planted borders, and side access. At the front, the property boasts a spacious driveway, offering ample off-street parking for multiple vehicles.

The modern construction has resulted in an impressive energy efficiency rating of 'B,' ensuring reduced energy costs. The property offers potential for a side and rear extension, subject to the usual planning consent and will be covered by a structural build warranty.

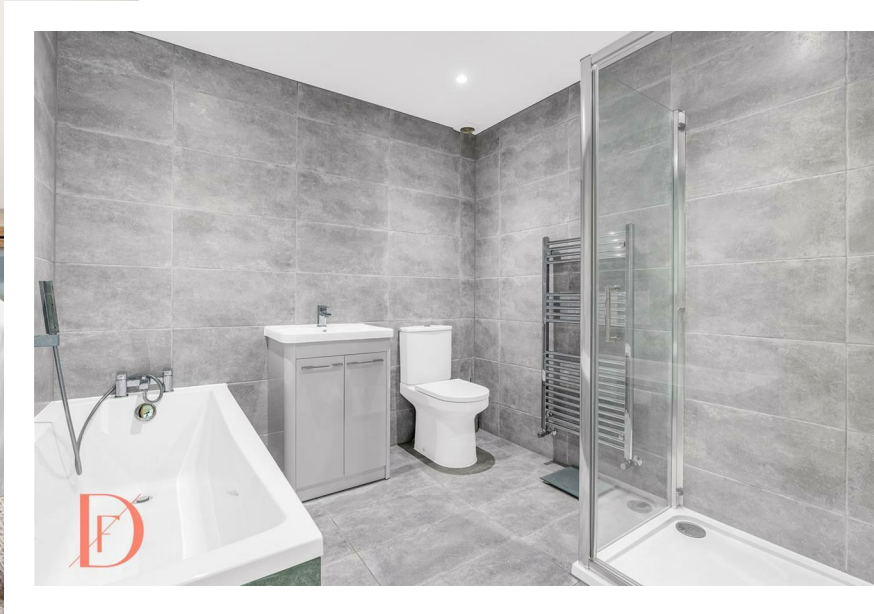
Ollards Grove stands as one of Loughton's most sought-after roads, ideally situated in close proximity to Epping Forest, the High Road, and Loughton Central Line station. A plethora of shops, cafes, restaurants, and pubs are easily accessible, along with several esteemed state and private schools within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

Tenure Freehold
Council Epping Forest

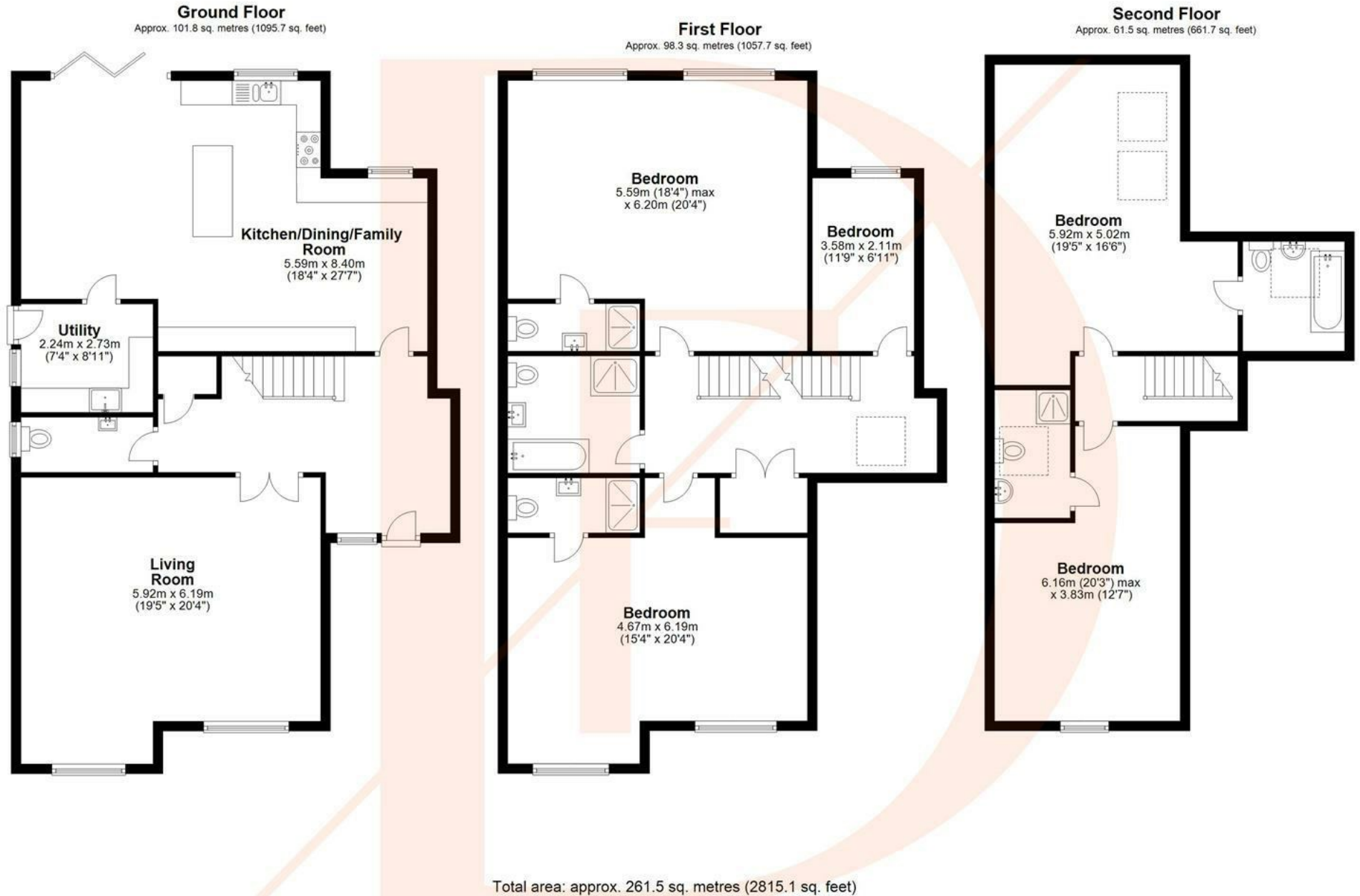




Your Next Chapter



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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		87	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

