

Daniel
Frank





35 Hazelwood Loughton, IG10 4ET

Perfectly situated within a short walk from Loughton Central Line Station, local shops and the wonderful Epping Forest, lies this immaculate six-bedroom family home.

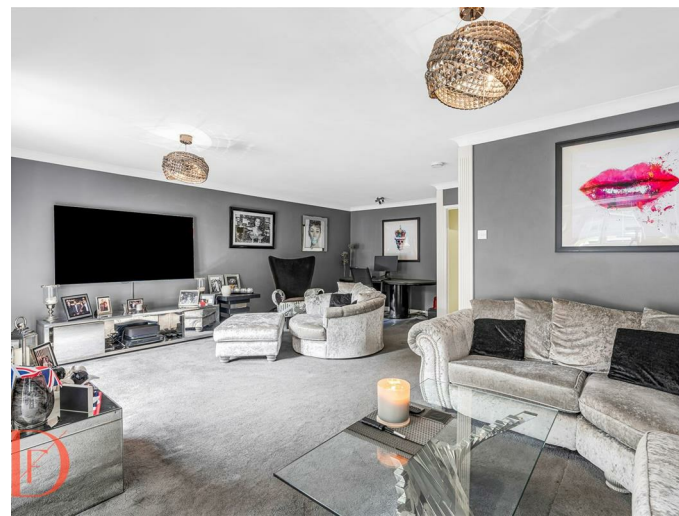
Positioned in a quiet cul-de-sac and spanning over three levels. The ground floor welcomes you with an impressive lounge and dining area, bathed in natural light from large windows and two sets of French doors. This open-plan space is perfect for flexible living and entertaining, offering a bright, airy, and inviting atmosphere. The modern kitchen/breakfast area features built in appliances, ample storage, and a convenient breakfast bar, ideal for casual dining. A guest cloakroom off the hallway adds further convenience, while the integral garage provides additional storage space.

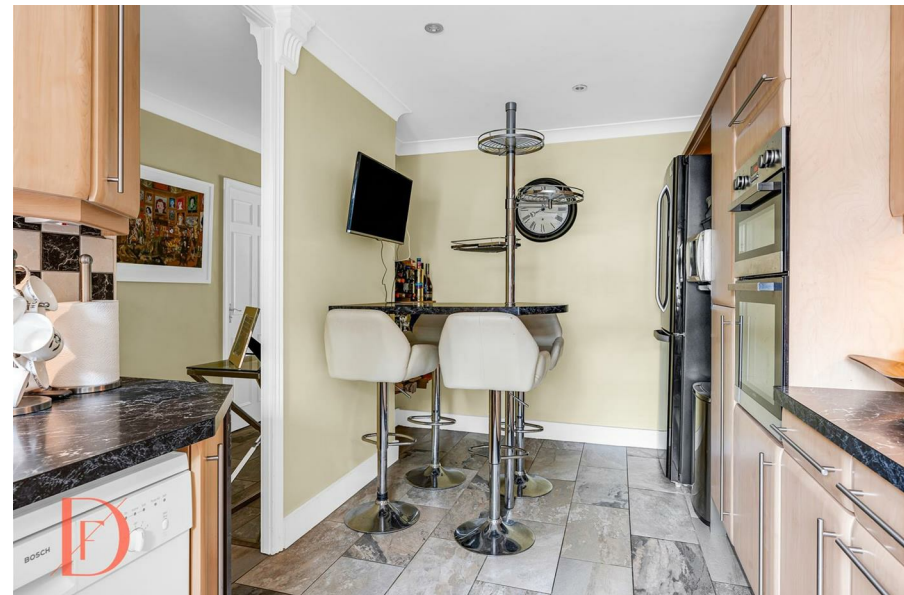
The first floor hosts four spacious double bedrooms, including the recently refurbished master suite, which boasts bespoke double fitted wardrobes and an en-suite bathroom. A stylish family bathroom completes this level. On the second floor, you'll find two additional bedrooms and a thoughtfully positioned shower room, perfect for guests or older children seeking their own space.

Outside, the low maintenance South-facing rear garden offers a sun-soaked haven featuring a paved patio area, artificial grassed area, an outbuilding and a storage shed. To the front there is a newly laid resin driveway providing ample off street parking.

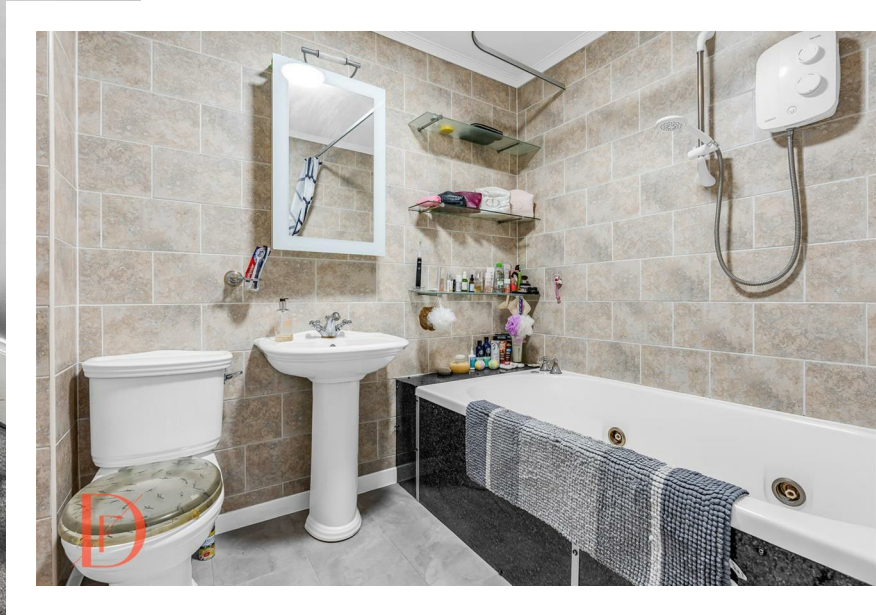
Hazelwood is a private cul-de-sac situated in a prime position. The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is located at the top of Upper Park offering vast areas to go for a bike ride,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

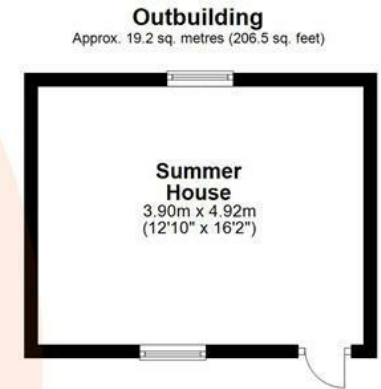
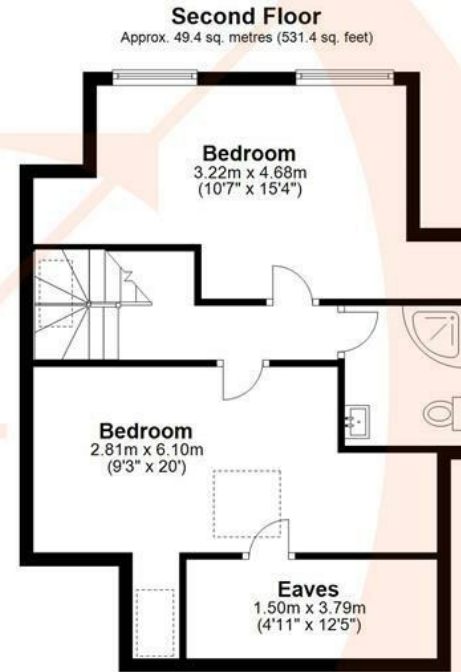
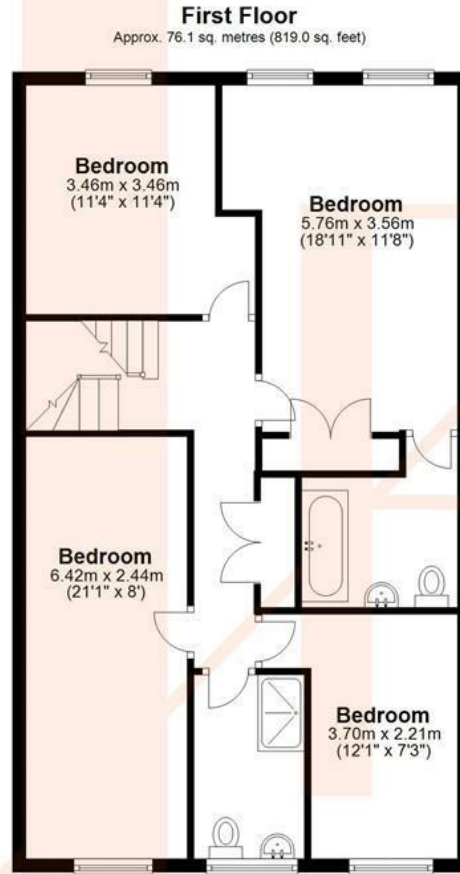




Your Next Chapter



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Total area: approx. 231.6 sq. metres (2493.4 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 a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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		76	82
(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	

