

Daniel
Frank





24 Park Hill Loughton, IG10 4ES

A meticulously renovated 1970s-built detached house, nestled in a tranquil cul de sac yet conveniently located just a 10-minute stroll from Loughton Station.

Undergoing a comprehensive transformation and extension two years ago, this residence now offers a modern, energy-efficient home with an array of contemporary features.

As you enter this stunning home you are greeted by a welcoming hallway that leads you to the cinema room that includes raised seating, Bluesound surround sound, and an attached shower room for versatile use as a guest room. A separate WC, a multi-purpose playroom and a dedicated office perfect for home workers completes the ground floor.

The lower ground floor features a wonderful open-plan kitchen and dining area with underfloor heating with a Leicht bespoke kitchen that benefits from quartz waterfall edge worktops, quooker tap, wine cabinet and integrated Neff/Siemens appliances. Further benefits are bespoke crittal metal doors, Electric blinds, Bluesound speakers, and two roof lanterns that create a bright and private space.

The first floor comprises of four spacious double bedrooms, two of which boast en-suite facilities. The master bedroom offers a walk-in wardrobe, an ensuite shower room, and sliding doors providing panoramic views across Essex and London. The first floor is also complemented by the family bathroom that includes a Jacuzzi bath and separate shower.

Stepping outside and there is a beautifully landscaped garden, featuring professional night lighting for a magical ambiance. The outdoor space is equipped with convenient electrical sockets, perfect for enjoying the outdoors with modern comforts. Pleached red Robins and raised beds add a touch of elegance.

A purpose-built bike shed provides functionality and style, providing not only secure storage for bikes but also a haven for garden essentials.

Tenure Freehold
Council Epping Forest





Your Next Chapter

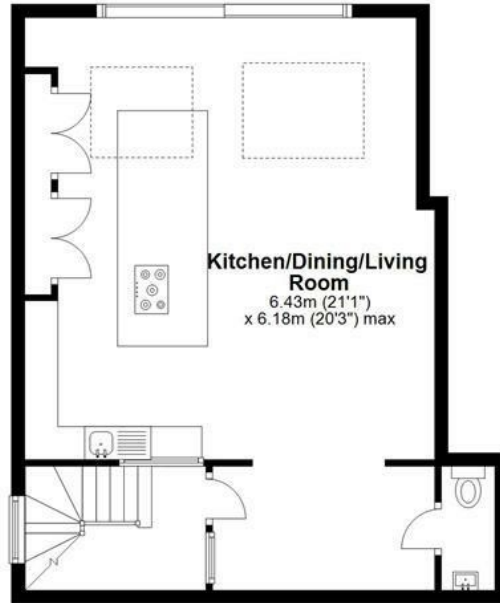


Your Next Chapter



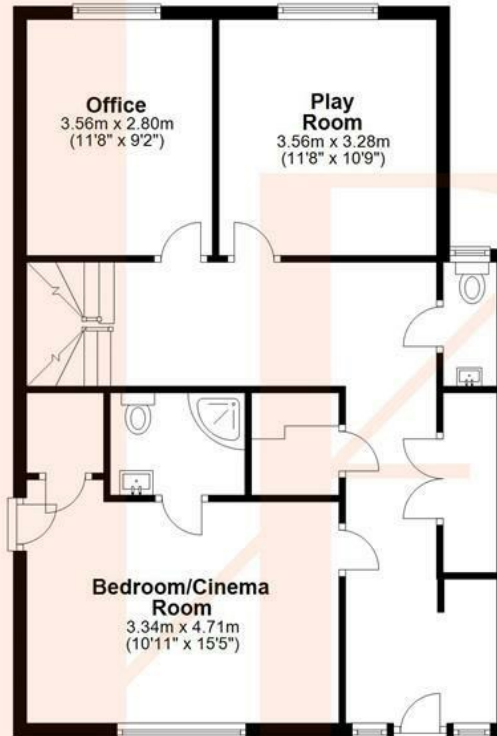
Basement

Approx. 53.6 sq. metres (576.4 sq. feet)



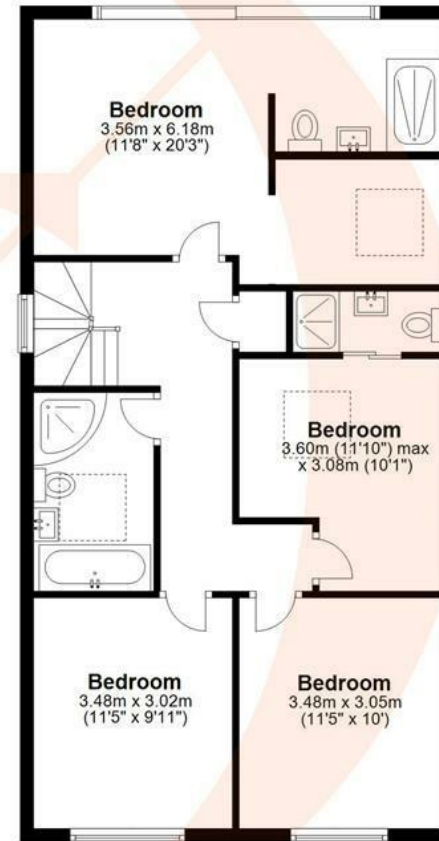
Ground Floor

Approx. 71.1 sq. metres (765.7 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



Outbuilding

Approx. 8.9 sq. metres (95.7 sq. feet)



Total area: approx. 209.0 sq. metres (2249.3 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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A charming outbuilding adorned with cedar, currently serving as a gym and equipped with full insulation, electricity, and heating. This versatile space can also be repurposed for activities such as a music room or study.

To the front of the property is a picturesque mews drive paved with cobblestones, featuring an electric car charging point and ample parking space for two cars. Enhancing security, bollards are installed to ensure protected parking.

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		77	83
(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	