

Daniel
Frank





19 The Uplands Loughton, IG10 1NQ

Offered to the market for the first time in over 35 years is this charming 5-bedroom Edwardian villa.

Built in 1904 with distinctive soft red brick, offers a perfect blend of period character and modern comforts. Situated on a generous double plot with a large garden, this spacious family home provides an ideal setting for both indoor and outdoor living.

The ground floor boasts two generously sized reception rooms and a large kitchen-diner, complete with granite countertops, a Quooker hot tap, and fitted appliances. A downstairs bathroom, featuring a charming butler sink, adds to the home's practical appeal.

Upstairs, the main bedroom benefits from sliding-door wardrobes and an en suite bathroom, including a walk-in shower. Three additional double bedrooms, a single bedroom, and a large family bathroom with both a walk-in shower and bath provide ample space for family or guests. The home retains beautiful period features, including original panelled doors, leaded light windows, and a stunning oriel window. The spacious loft has been recently re-boarded and insulated, offering plenty of potential for storage or future development.

Outside, the expansive garden is bordered by mature shrubs, with a generous lawn and a well-sized patio area, perfect for entertaining. The purpose-built office, complete with central heating, multiple electrical sockets, and broadband, offers flexible use as a home office, gym, or even a potential annex for a teenager or grandparent. At the rear of the garden, a large cabin/summer house with power and a TV aerial provides further versatility, with an adjacent shed for garden storage and to the front of the property there is off-street parking for up to five cars is easily accessible via a double dropped kerb.

Tenure Freehold
Council Epping Forest

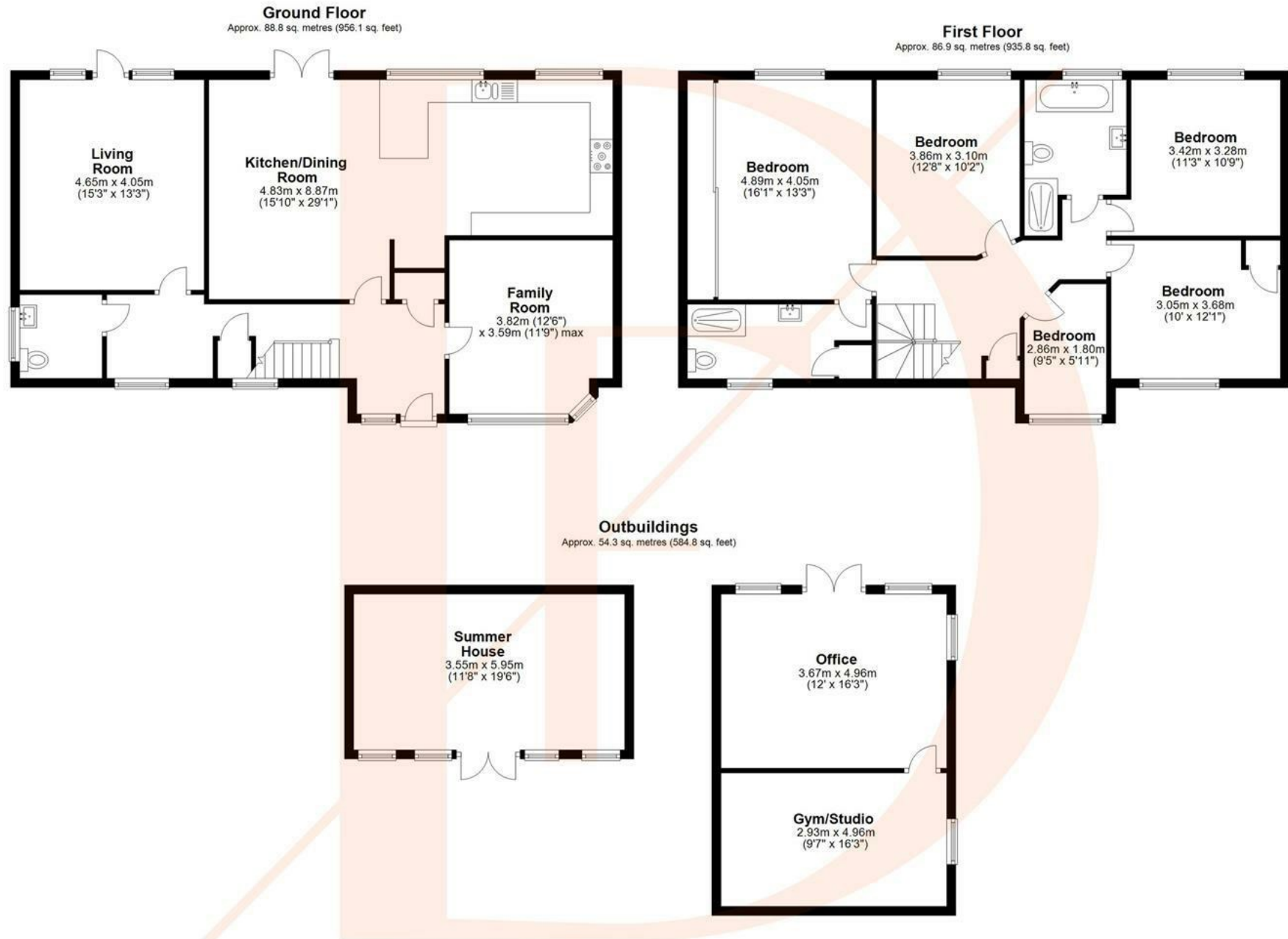




Your Next Chapter



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Total area: approx. 230.1 sq. metres (2476.7 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			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	