

Daniel
Frank





31 Hillcrest Road Loughton, IG10 4QH

Introducing this charming four-bedroom detached home, on the market for the first time in over 30 years, offered chain-free.

The ground floor boasts a spacious and welcoming hallway, a generous living room, and a bright, airy dining room adorned with elegant panelling and a cozy fireplace. Additionally, there is a comfortable family room and a fitted kitchen, which leads to a practical utility area and large garage. A convenient downstairs WC completes the layout.

Upstairs, you'll find a well-sized landing, four bedrooms—two of which are particularly spacious—and a family bathroom.

Set on a sizeable plot, the property features an expansive frontage with a carriage driveway and a beautifully maintained garden, extending approximately 125 feet and backing onto tranquil greenbelt land.

Still in its original configuration, this property exudes character and charm while offering tremendous potential for extension, subject to the usual planning consents.

Tenure Freehold
Council Epping Forest





Your Next Chapter

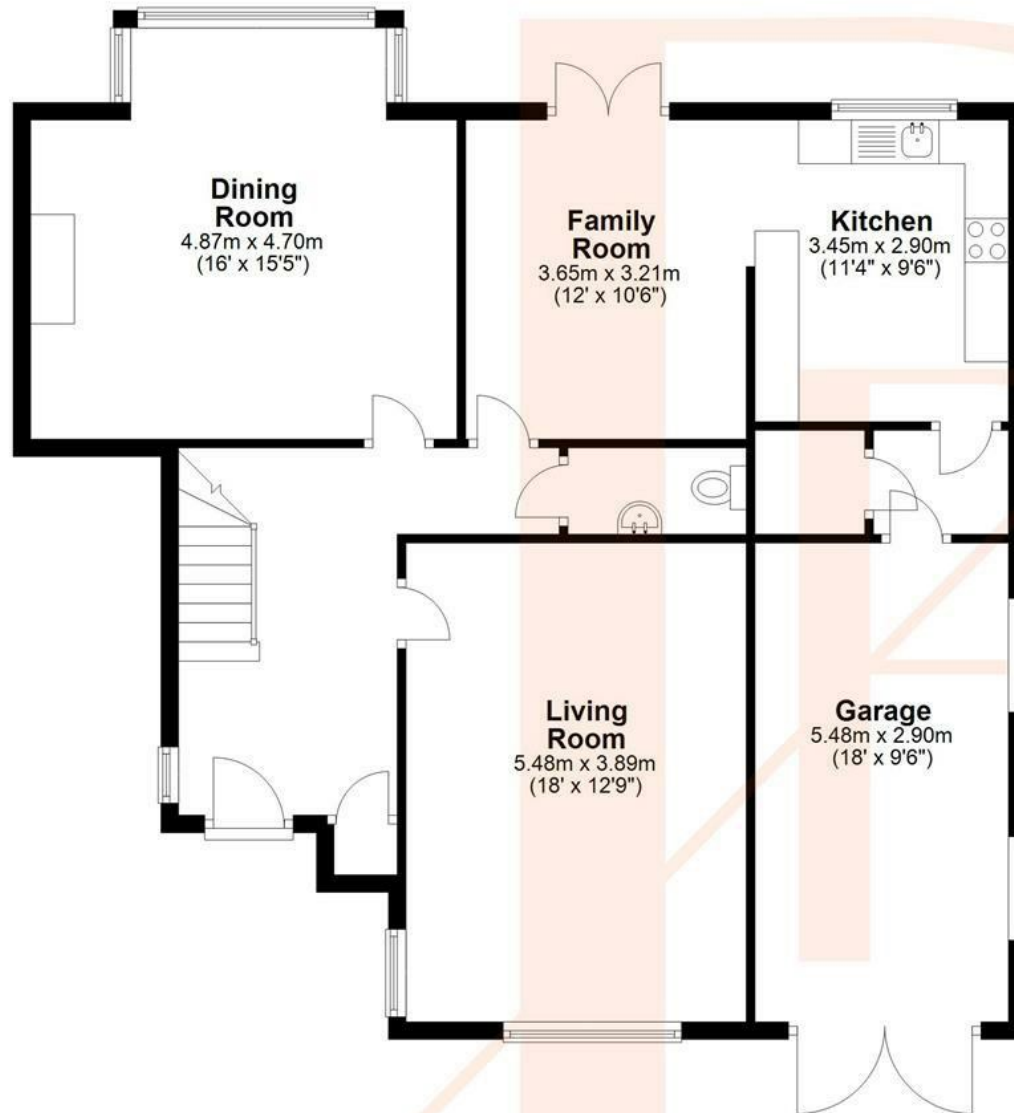


Your Next Chapter



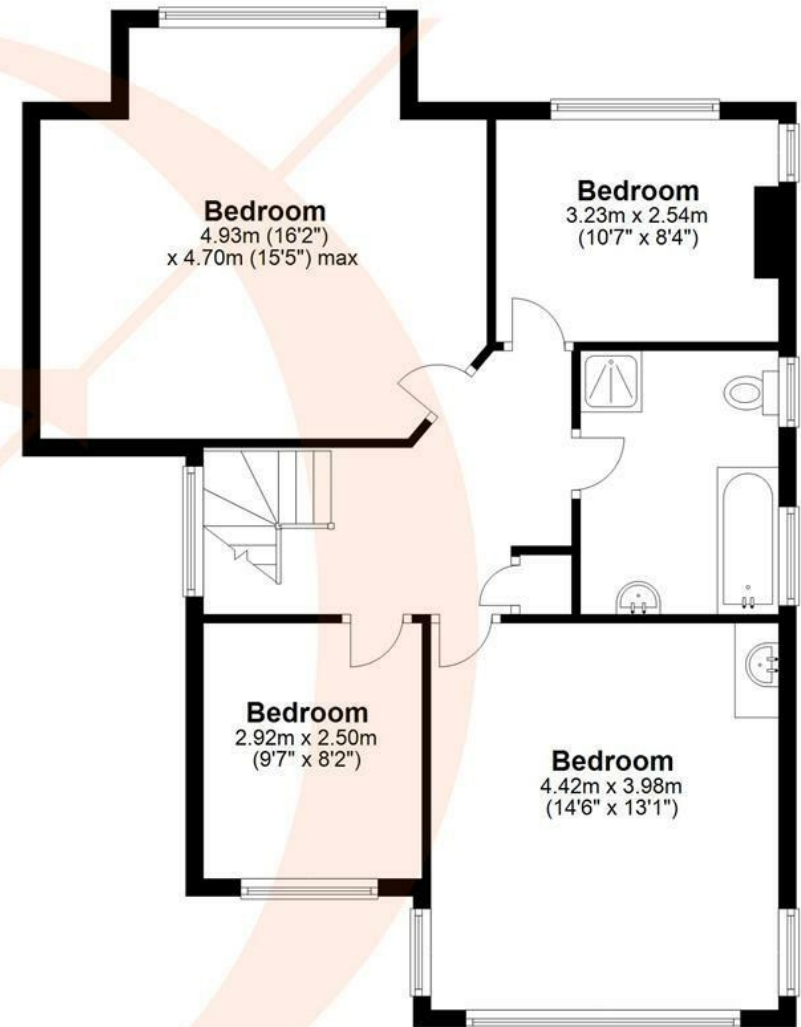
Ground Floor

Approx. 101.5 sq. metres (1092.3 sq. feet)



First Floor

Approx. 73.1 sq. metres (787.0 sq. feet)



Total area: approx. 174.6 sq. metres (1879.3 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.

Property marketing provided by www.matthewkyle.co.uk



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			83
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	