



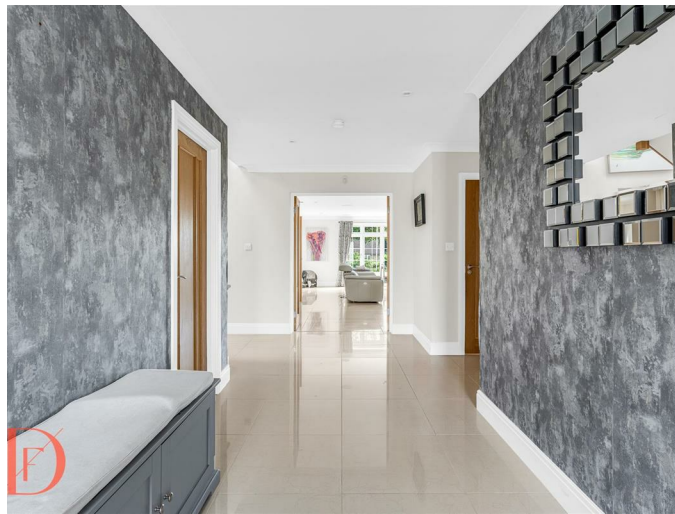


12 Firs Drive Loughton, IG10 2SL

This luxurious home showcases meticulous craftsmanship and thoughtful design, combining style with functionality. The expansive living spaces, generously-sized bedrooms, and high-quality fixtures reflect extreme attention to detail. Upon entering the grand reception hall, you're greeted by sleek, polished square porcelain floor tiles that extend seamlessly into the spacious reception room. These same tiles flow throughout the entire ground floor, which benefits from an efficient underfloor heating system. The reception hall also offers convenient access to a modern cloakroom/WC and a well-equipped utility room that leads to the sizeable integral garage, complete with a remote-controlled roller door.

The reception room serves as the heart of the home, featuring a stunning Scandinavian-style multi-fuel stove. Adjacent to the reception room, the kitchen/dining area is accessed through a wide doorway and opens onto the rear garden terrace via elegant French doors. The kitchen itself boasts a

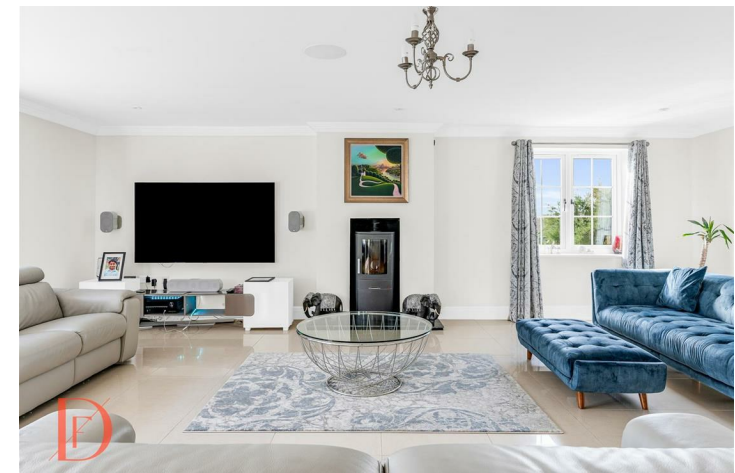
Tenure Freehold
Council Epping Forest





contemporary range of cabinetry with integrated appliances and a striking granite worktop. One of the five bedrooms is located on the ground floor, offering dual-aspect windows and a sleek en-suite shower room with a spacious walk-in shower.

A bespoke timber staircase leads up to a half-landing, continuing to the main first-floor landing illuminated by two roof windows, allowing natural light to flood the space. This bright landing provides access to four additional bedrooms and a stylish family bathroom. A practical walk-in storage room, measuring 14'7" x 5'13", is an added bonus. The primary bedroom is a standout, benefiting from dual-aspect views, an en-suite shower room, a spacious walk-in closet, and air conditioning for maximum comfort. Bedroom two is equally impressive, featuring fitted air conditioning for a cool, restful environment.





Your Next Chapter



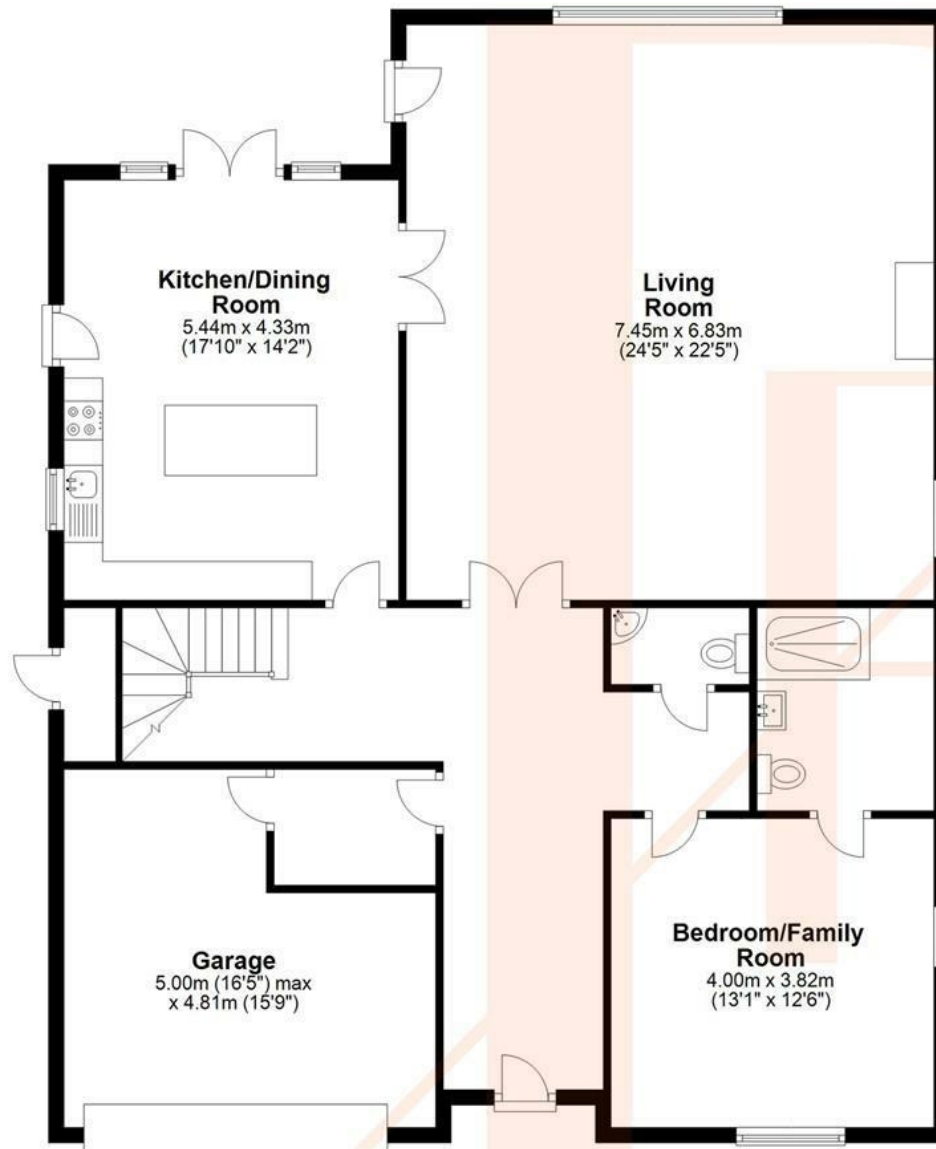


Your Next Chapter



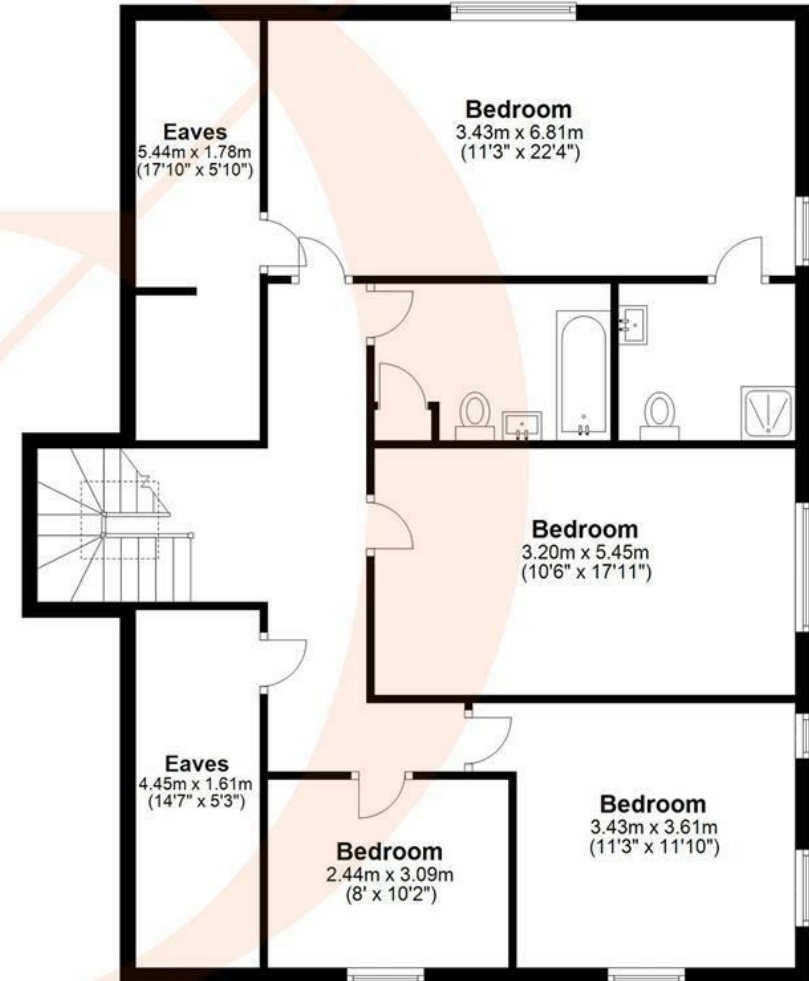
Ground Floor

Approx. 150.6 sq. metres (1620.9 sq. feet)



First Floor

Approx. 107.8 sq. metres (1160.4 sq. feet)



Total area: approx. 258.4 sq. metres (2781.4 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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Occupying a desirable corner plot at the entrance of a quiet cul-de-sac, this home boasts a frontage of 59 feet and a return frontage of 124 feet. The block-paved driveway offers ample parking, while a gated side passage leads to the landscaped rear garden. Here, a raised terrace and timber-decked area with balustrades overlook the lawn and well-maintained borders, creating the perfect space for outdoor dining and entertaining. Steps from the terrace lead down to the expansive lower garden level, with its manicured lawn, retaining walls, and attractive shrubbery.

Set within easy reach of local amenities and the scenic beauty of Epping Forest, this prestigious detached residence offers an exceptional lifestyle in a sought-after location.

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 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	88
(69-80) C		
(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	

