







## 26 Ollards Grove Loughton, IG10 4DW

A detached family home occupying a south facing plot situated on one of Loughton's most prestigious roads.

The accommodation is arranged over two floors. Ground floor comprises of an entrance hallway, a formal living room with a feature fireplace and garden access, a cloakroom, an office, a kitchen, a family room and a dining room.

Ascending to the first floor, you are welcomed by a spacious landing leading to five bedrooms all benefitting from fitted wardrobes, a four-piece modern en-suite bathroom and a contemporary family bathroom.

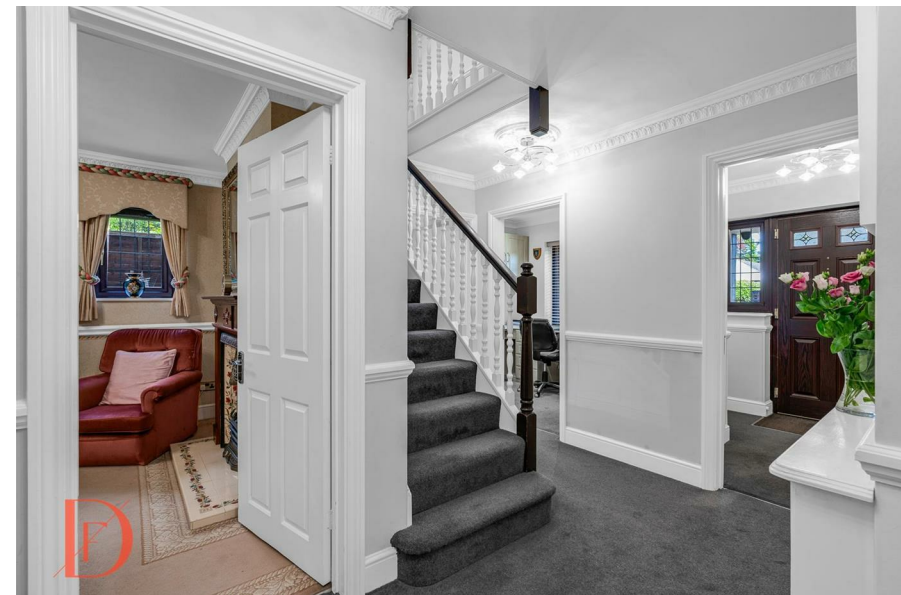
Externally, the front provides off street parking for multiple cars and access to the double garage. The rear garden features a large decked area, perfect for summer entertaining, a substantial grassed area and beautiful mature borders.

Ollards Grove is ideally situated in close proximity to Epping Forest, the High Road, and Loughton Central Line station. A plethora of shops, cafes, restaurants, and pubs are easily accessible, along with several esteemed state and private schools within convenient reach.

**Tenure** Freehold  
**Council** Epping Forest







Your Next Chapter





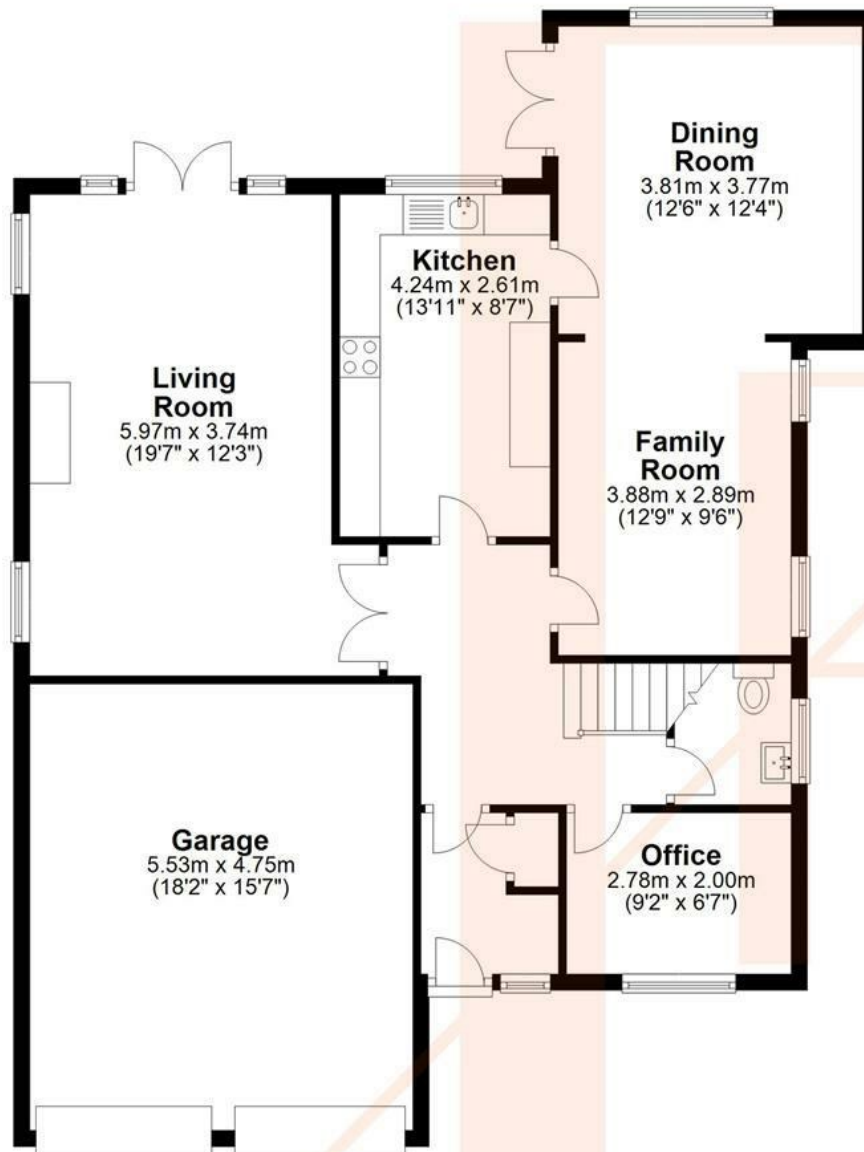
Your Next Chapter





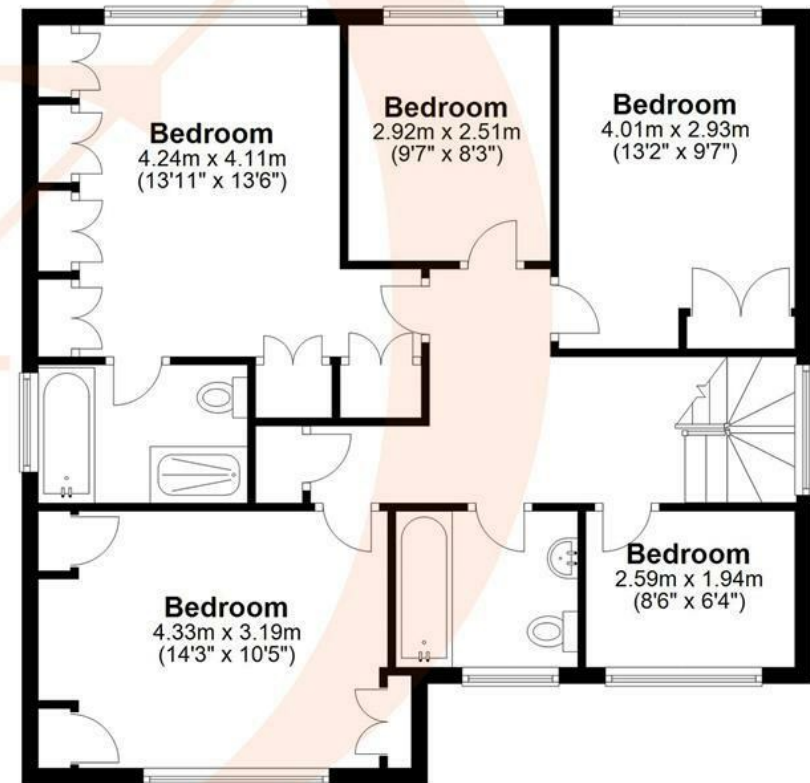
## Ground Floor

Approx. 109.7 sq. metres (1181.1 sq. feet)



## First Floor

Approx. 80.4 sq. metres (865.4 sq. feet)



Total area: approx. 190.1 sq. metres (2046.5 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 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	78
England & Wales		
EU Directive 2002/91/EC		

