

REGENTS PLACE,  
LOUGHTON

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Price Range £650,000 to £700,000 | Great Woodcote Park location | Three bedrooms plus two loft rooms | En suite to principal bedroom | Open plan living/dining space | South facing rear garden | Garage en bloc | Schools, shops & the Central Line close by | EPC rating C71 | Council Tax band F

**Price Range**  
**£650,000 to**  
**£700,000**



Price Range £650,000 to £700,000. This beautifully presented semi-detached house is situated on the ever popular Great Woodcote Park estate. A private gated development set within delightful grounds, and backing onto open land. This house offers three well appointed bedrooms plus two further rooms in the loft, spacious living space and modern kitchen and bathrooms.

#### Location

Great Woodcote Park is ideally situated within easy reach of Loughton High Road, with its excellent mix of independent and larger chain shops, restaurants and cafes. The Central Line Station is a walk away, with its direct links to The City, West End and onto Canary Wharf. There is an excellent choice of both state and independent schools in the area, so always popular for families, particularly being surrounded by Epping Forest.

#### Interior

On the ground floor is a welcoming entrance hall with a modern guest cloakroom. The present owners have modernised the kitchen with a bespoke range of Shaker style units with wooden worktops and contrasting tiling. The living space is open plan offering ample space for entertaining, dining and relaxing, with French doors opening onto the rear garden. On the first floor are three well appointed bedrooms, the principal room with an en suite shower room, and on the top floor are a further two bedrooms built into the loft space.

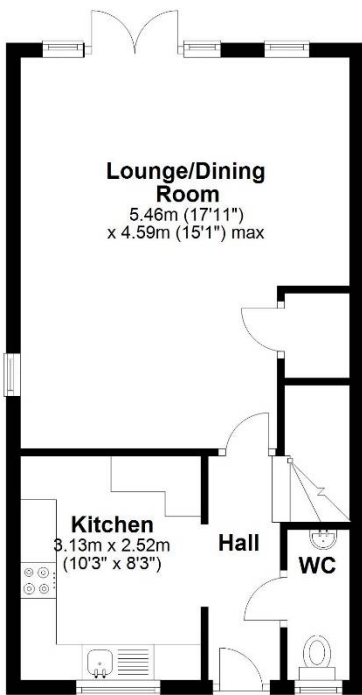
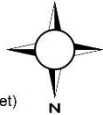
#### Exterior

The front garden is paved for off street parking and there is gated access to the rear garden. This measures approximately 40ft in length with a large patio area for that family barbeque, and the remainder is laid to lawn with a delightful backdrop of open land.

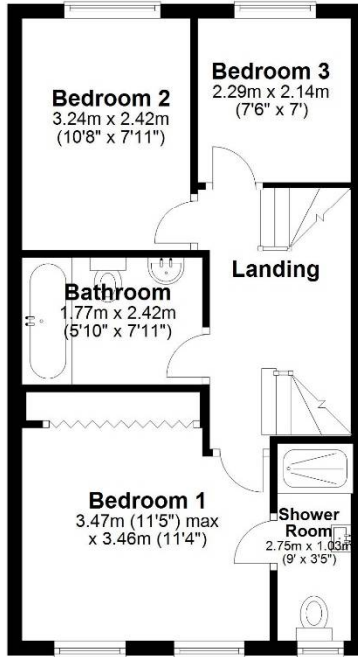
#### Agent's note

Being a private gated community, with landscaped communal areas and a concierge service, there is a Management Fee payable by residents which for this property currently stands at £132 per month.

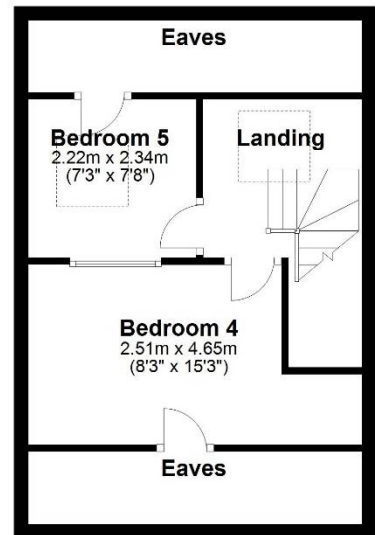
**Ground Floor**  
 Approx. 39.9 sq. metres (429.4 sq. feet)



**First Floor**  
 Approx. 39.1 sq. metres (421.2 sq. feet)



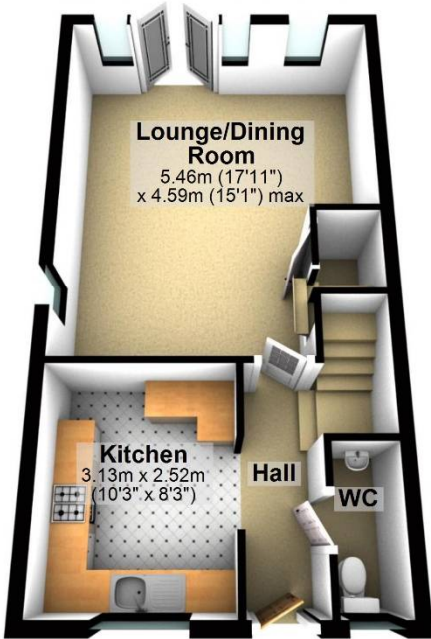
**Second Floor**  
 Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 111.7 sq. metres (1202.5 sq. feet)

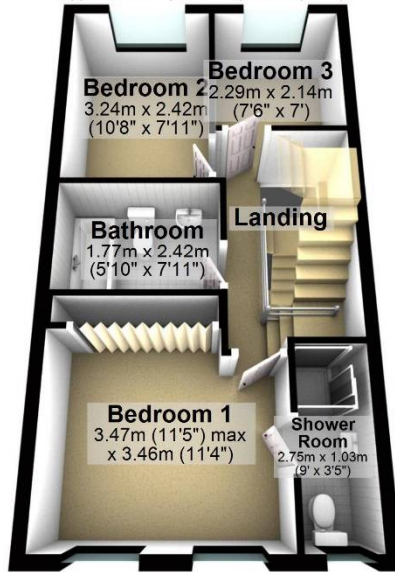
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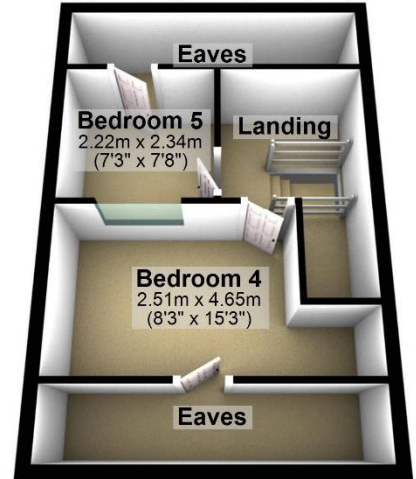
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 2nd October, 2024