



## Spring Grove, Loughton

£1,300,000 Freehold

- Four bedroom detached house
- Large, south-westerly rear garden in excess of 100 feet
- Large driveway
- Potential to extend (STPP)
- Sought after family location
- 0.4 miles to Loughton Underground Station
- Chain free

## Petty Son & Prestwich are privileged to offer for sale this impressive, four bedroom detached family home enviably located in Spring Grove.

Spring Grove is a charming, tree-lined street, offering a peaceful and serene atmosphere, yet just a stone's throw from Loughton High Road and the Central Line station (0.4 miles). As you drive up the impressive, sweeping driveway, the grand scale of the plot, complemented by double bay windows and an elevated position, immediately gives a sense of welcome. While the house could benefit from a little modernisation, it still boasts delightful character features that could be retained when re-modelling.

The ground floor accommodation has been re-modelled to suit the owners' requirements and is comprised of a formal dining room and a large, extended lounge with stunning views over the rear garden. There is a contemporary fitted kitchen that has plenty of storage space and a separate utility room, which is the ideal place to keep all of your white goods and cleaning products conveniently out of sight. Located off of the utility room, the garage has been cleverly converted into a large wet room, whilst maintaining a large, practical storeroom that can be accessed from the front of the home.

Upstairs, the generous landing leads to four bedrooms, two of which benefit from built-in wardrobes. A well-appointed family bathroom completes the first floor. The loft area offers plenty of additional storage space.

But it's the garden that truly steals the show. The South-west facing rear garden stretches over 100 feet and offers a private, peaceful retreat. It features a gated side access, a lovely patio area, a pristine lawn, and a host of mature trees, bushes, and shrubs. Offered chain-free and with potential to extend (STPP), this property is the perfect blank canvas for new owners to transform it into their dream home, with no waiting around.

EPC Rating: D56  
Council Tax Band: G

Dining Room  
16'4" x 13'3"

Reception Room  
20'10" x 15'0"

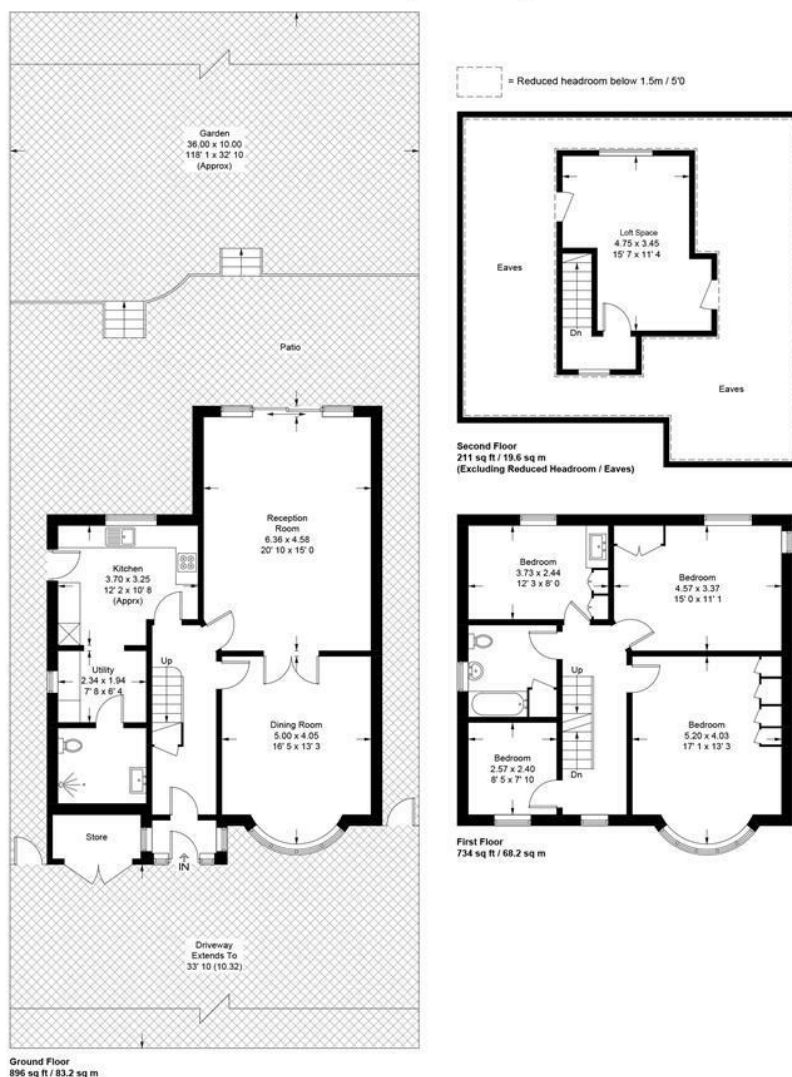
Kitchen  
12'1" x 10'7"

Utility  
7'8" x 6'4"

Bedroom  
17'0" x 13'2"

### Spring Grove

Approximate Gross Internal Area = 1841 sq ft / 171 sq m  
(Excluding Reduced Headroom / Eaves)  
Store = 31 sq ft / 2.9 sq m  
Total = 1872 sq ft / 173.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.