



Rats Lane
Loughton | Essex | IG10 4AQ

SELLER INSIGHT

“ We have lived here for over 20 years and have thoroughly enjoyed everything about our house, particularly the wonderful location which is what attracted us in the first place. 15 years ago we extended what had been a bungalow to provide three bedrooms and a bathroom upstairs which, not only provided us with additional accommodation, but also delightful views across the surrounding countryside. However we feel it is time for us to move nearer our family.

Although in a rural location, this house is not far from Loughton with its underground station on the Central Line, which means commuters can be in the City or West End within half an hour to 40 minutes and it is also not far from the M11 and the M25. Loughton has plenty of high street stores, independent shops, restaurants, cafes and pubs and a wide variety of sporting activities including cricket, golf, tennis available plus Taekwondo, fencing, mounting biking and speedway. Good education facilities are provided with four nursery schools, Hereward Primary and Debden Park High School all rated Outstanding by Ofsted while the arts are catered for with the East 15 Acting School, the Loughton Music Academy and School of Dance, the Loughton Folk and Arts Clubs and the Loughton Operatic Society.

It is also only about four miles to Epping which includes delightful period properties lining the high street in a Conservation Area and is famous for its Monday market that has been in existence since the 13th century. There is a hospital and a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school. Sporting enthusiasts can join cricket and football clubs while golfers can play on the Epping Golf Course or the Hobbs Cross Golf Centre and equestrian enthusiasts can ride at the nearby High Beech Riding School.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Rats Lane

This charming detached chalet bungalow is on the edge of Epping Forest in a rural location, nestling in the midst of grounds surrounded by mature trees and shrubs, providing privacy and security. It is approached via a wide, block paved driveway flanked by shrub borders and a lawn opening onto a spacious frontage where you can park a number of vehicles. This leads to the detached, pitched roof double garage and the front entrance.

The impressive entrance hall has solid wood flooring that flows through to the family room, the lounge/diner and has access to the very useful ground floor shower room. There are doors to the impressive light and bright triple aspect lounge/diner with French doors leading to a patio. It is open plan to the tiled kitchen that includes a staircase to the first floor, white units housing a double oven, gas hob, American fridge freezer, dishwasher and washing machine as well as a door to the garden. Upstairs there are three bedrooms including two with dressing rooms and eaves storage, one also has an en-suite bathroom. Outside there is a wide terrace for al fresco dining and the rest of the garden is laid to lawn and surrounded by mature trees and shrub borders.







Travel Information

Loughton Underground Station	2.7 miles
Waltham Abbey	2.6 miles
Canary Wharf	17.2 miles
Charing Cross	24.3 miles
Stansted Airport	23.2 miles

Leisure Clubs & Facilities

High Beech Golf Club	02085087323
High Beech Riding School	02085088866
Loughton Golf Club	02085022923
Epping Golf Course	01992572289
Loughton Cricket Club	02085082489
Loughton Bowls Club	02085083546
Loughton Leisure Centre	02032255460
High Beech Golf	02085087323
Waltham Abbey Football Club	01992711287

Healthcare

Market Square Surgery	01992260002
The Medical Practice	01992707145
Whipps Cross University Hospital	02085395522

Education

Primary School	
High Beech C of E Primary	02085086048
Upshire Primary Foundation	01992715567
Hurst Drive Primary	01992624099
Waltham Holy Cross Primary	01992712775
Liverton Primary	01992715333

Secondary School	
King Harold Business and Enterprise Academy	01992308333
Haileybury Turnford	01992715885
Goffs Academy	01992630443
Normanhurst (independent)	02085296307
Oaklands Loughton (independent)	02085083517

Entertainment

Restaurants and pubs	
The Horseshoes Country pub	01992 712745
The Good Intent Rooms	01992 712066
Farand Bar and Restaurant	01992 941337
Welsh Harp	01992 677273
Vince's Restaurant and Bar	01992 700616

Local Attractions / Landmarks

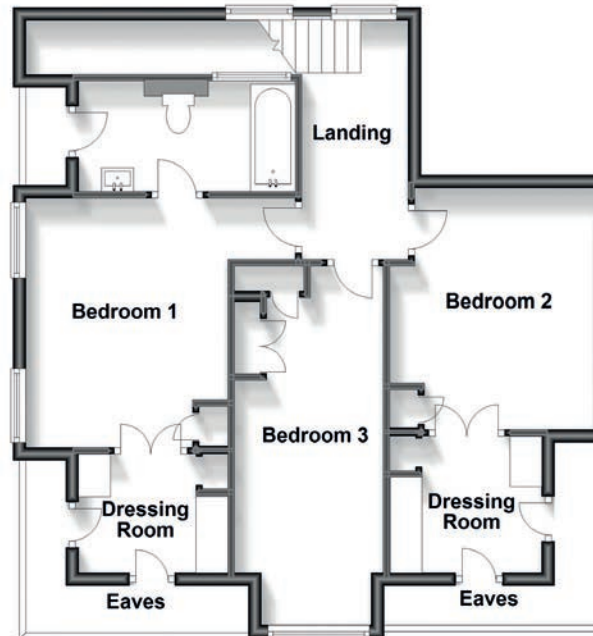
- Epping Forest
- Warley's Park
- Epping Forest Museum
- Olympic White Water Park
- Royal Gunpowder Mills

Ground Floor
Approx. 101.0 sq. metres (1086.8 sq. feet)



Total area: approx. 166.5 sq. metres (1792.6 sq. feet)

First Floor
Approx. 65.6 sq. metres (705.8 sq. feet)



Ground Floor

Entrance Hall	
Lounge/Diner	13'11 x 35'08
Family Room	14'0 x 12'0
Kitchen	10'03 x 18'06
Shower Room	

First Floor

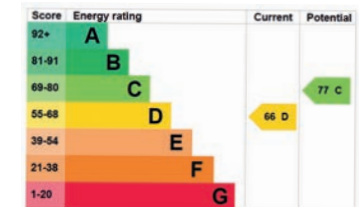
Landing	
Bedroom 1	10'01 x 12'08
En-Suite Bathroom	
En-Suite Dressing Room	6'05 x 7'01
Bedroom 2	12'08 x 10'04
En-Suite Dressing Room	6'04 x 6'03
Bedroom 3	18'08 x 7'08

Outside

- Double Garage
- Off Street Parking
- Front Garden
- Rear Garden

£ 1,100,000

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 07.09.2023





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