



Stanmore Way
Loughton | Essex | IG10 2SA

FINE & COUNTRY



KEY FEATURES

This four-bedroom detached house is situated in the popular Goldings Manor Estate, just a short walk from Epping Forest.

Upon pulling up at the house you are greeted by a garage and off-street parking, as well as a well-kept front garden with a beautiful Magnolia tree and a variety of shrubs.

Once inside there is a spacious and impressive entrance hallway which leads to a shower room and a well-appointed kitchen, that is complemented by an adjoining utility room. To the rear there is a generously sized lounge that provides direct access to a charming conservatory with double doors opening to the attractive rear garden. There is also a formal dining room for entertaining, or alternatively it could be used as an office for those who work from home, or a downstairs bedroom if needed. On the first floor all the bedrooms are doubles, with bedroom one having an en-suite shower room and fitted wardrobes.

The rear garden is perfect for al-fresco dining and entertaining during the summer months, featuring a generous patio area leading you onto the immaculate lawned area.

This home offers a great opportunity for anyone looking for a property that is ready to move into and has the opportunity to extend, subject to planning permission, as your family's needs grow.





SELLER INSIGHT

“ I have lived here for over twenty years now and think this is the best area in Loughton, with only one access road it is very quiet and it's a very friendly neighbourhood.

The easy access to the forest is an amazing bonus, with wonderful walks in all directions but also has two lovely pubs within a 10-minute walk.

It is a lovely family home and the only reason I am moving is that the house is now too big for me and I am looking to downsize.”*

* 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.





Travel Information

Loughton Underground Station 1.9 miles
 Canary Wharf 15.5 miles
 Stansted Airport 20.5 miles

Leisure Clubs & Facilities

Loughton Golf Club 02085022923
 Epping Golf Course 01992572289
 Loughton Cricket Club 02085082489
 Loughton Bowls Club 02085083546
 Loughton Leisure Centre 02032255460

Healthcare

Forest Practice 02085084580
 The Loughton Surgery 02084181340
 St Margaret's Hospital 01992561666

Education

Primary School

Hereward Primary 02085086465
 Staples Road Primary 02085081241
 Whitebridge Primary 02085088624
 High Beech 02085086048
 St John Fisher Catholic Primary 02085086315

Secondary School

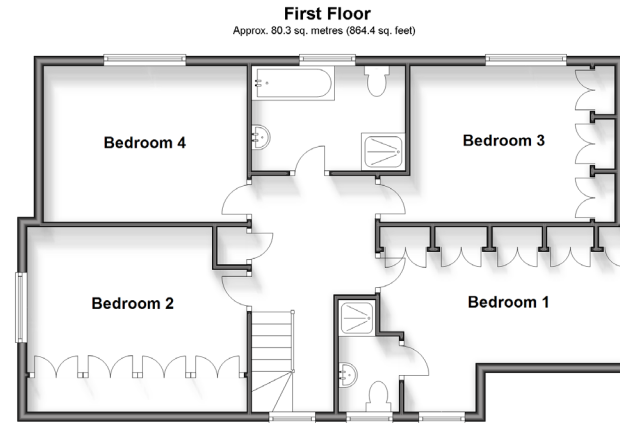
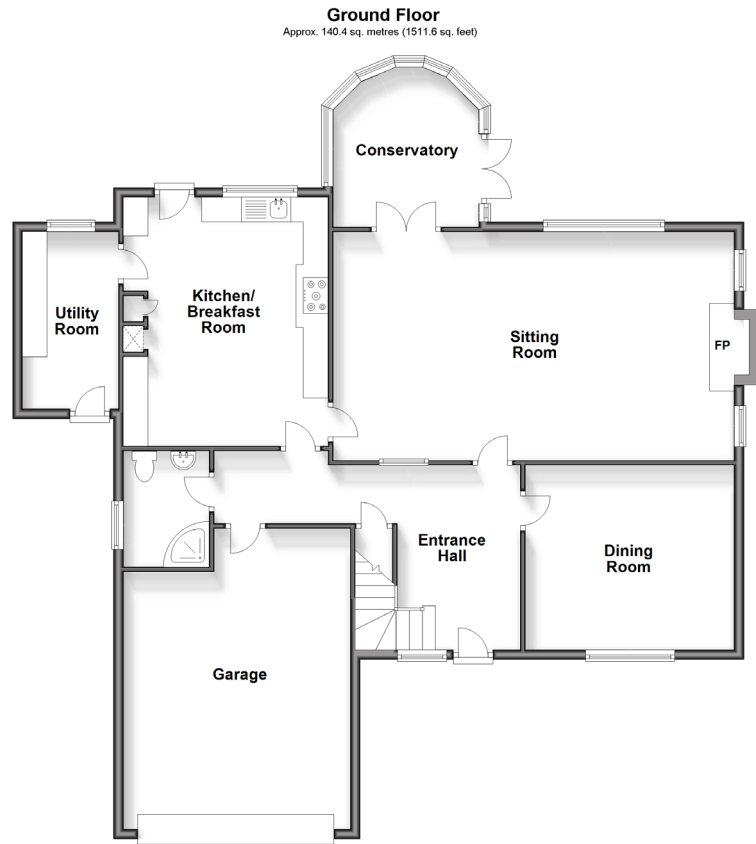
Debden Park High School 02085082979
 Davenant Foundation School 02085080404
 Roding Valley High 02085081173
 Oaklands School (Independent) 02085083517

Entertainment

Pubs and Restaurants
 The Victoria Tavern 02085081779
 The Gardener's Arms 02085081655
 Quindici 02085089655
 India Grill 02085087799

Theatres

Corbett Theatre
 Loughton Film Society
 Local Attractions / Landmarks
 Epping Forest
 Bletchley Park
 Stubbers Adventure Centre
 Hopeful Animal Sanctuary
 Lee Valley Park Farm



Ground Floor

Entrance Hall	
Shower Room	
Dining Room	13'11 x 12'12
Sitting Room	26'8 x 15'2
Conservatory	10'3 x 9'9
Kitchen/Breakfast Room	17'1 x 13'11
Utility Room	11'11 x 8'4

First Floor

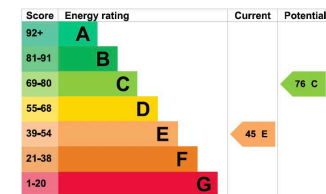
Landing	
Bedroom 1	14'10 x 14'8
En-Suite Shower Room	
Bedroom 2	17'1 x 12'5
Bedroom 3	13'9 x 9'11
Bedroom 4	13'6 x 9'11
Bathroom	

Outside

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

£ 1,350,000

Council Tax Band: G
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 © 2024 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 21.05.2024





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