



Nursery Road  
Loughton | Essex | IG10 4DZ

FINE & COUNTRY



# SELLER INSIGHT

“ This has been a wonderful family home for the past eight years and during that time we have been delighted to update and extend it by creating the new kitchen and breakfast area and bedroom as well as installing the new swimming pool. It is a great place for entertaining as well as family life.

We are in a wonderful location close to the excellent Victoria Tavern and being on the edge of Epping Forest we can go for delightful walks and cycle rides. At the same time it is less than a mile to Loughton Central Line train station where tube trains to Liverpool Street take approximately than half an hour. While there is also easy access to the M11 and M25.

Loughton is a delightful town with plenty of pubs, restaurants, independent and specialist shops such as Ginger Pig's butchers and Gail's bakery as well as sports and entertainment including the Loughton Leisure Centre, the Loughton, Epping and High Beech golf clubs plus cricket and bowls clubs. There are a wide selection of state and independent schools in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted plus the well-respected Oaklands private 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

## Nursery Road

This Tudor style detached house oozes style and quality. It is approached through imposing wrought iron gates, flanked by brick pillars, that open onto a spacious driveway surrounded by trees and shrub beds and leads to the double garage and the front porch.

The double front door opens into a stunning entrance hall with access to a cloakroom and utility room, as well as the oak staircase, coved ceiling and oak doors that are found throughout. The ground floor includes a sitting room, family room and study as well as the kitchen with a breakfast area and a games room. There is a delightful sitting room that appears as a room of 'two halves'. A TV area includes a bespoke built in unit surrounding a large inset TV screen while at the other end there are bookshelves and an impressive inglenook with an inner brick fireplace.

The beautifully fitted study is ideally located as it is easily accessible for business visitors, while the dual aspect family room with its box bay window and fitted unit could become a separate dining room for formal occasions. The contemporary kitchen and breakfast area is the heart of the home and includes tiled flooring, a trendy central island with an induction hob and extractor. There are a plethora of wood and white fronted units housing a variety of built in appliances, while still leaving plenty of space for a dining table.

The galleried landing features two large storage cupboards and leads to the modern shower room and five bedrooms. These include one with fitted cupboards, a dressing area and an en-suite bathroom leading from a play room with fitted cupboards that could either be an additional bedroom or sitting room. While another bedroom is total luxury with numerous fitted cupboards, two dressing rooms, a superb en-suite bathroom with a bath and separate walk-in shower as well as access to a private balcony with views over the garden.

Outside much of the rear garden is terraced, surrounding a delightful heat pump heated swimming pool, providing plenty of space for outdoor entertaining. There are charming shrub beds bordering a raised lawn interspersed with shrubs and trees.







**Travel Information**

Loughton Underground Station	0.9 miles
Canary Wharf	12.3 miles
Charing Cross	14.2 miles
Stansted Airport	21.5 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

**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
Rodin Valley High	02085081173
Oaklands School (Independent)	02085083517

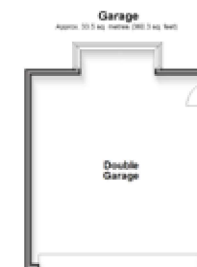
**Entertainment**

**Pubs and Restaurants**

Kings Oak	02085085000
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
Haywards, Epping	01992577350
India Grill	02085087799

**Local Attractions / Landmarks**

Epping Forest
Waltham Abbey
Stubbers Adventure Centre
Hopeful Animal Sanctuary



#### Ground Floor

Entrance Hall	
Cloakroom	
Study	10'9 x 8'11
Sitting Room	4'1 x 20'1
Family Room	14'9 x 12'11
Games Room 1	5'10 x 12'9
Utility Room	
Kitchen Area	14'3 x 16'3
Breakfast Area	14'3 x 8'8
Gym	13'8 x 6'8

#### First Floor

Galleried Landing	
Bedroom 1	20'4 x 14'3
En-Suite Bathroom	
Bedroom 2	16'3 x 22'3 reducing to 12'10
En-Suite Shower Room	
Bedroom 3	12'8 x 11'8
En-Suite Dressing Area	
En-Suite Bathroom	
Play Room	15'9 x 12'9
Bedroom 4	17'3 x 13'3
Bedroom 5	11'0 x 9'0
Shower Room	

#### Garage

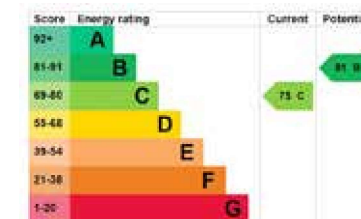
Double Garage

#### Outside

Off Street Parking  
Rear Garden

£ 3,000,000

Council Tax Band: G  
Tenure: Freehold



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