



Price

£875,000
Freehold

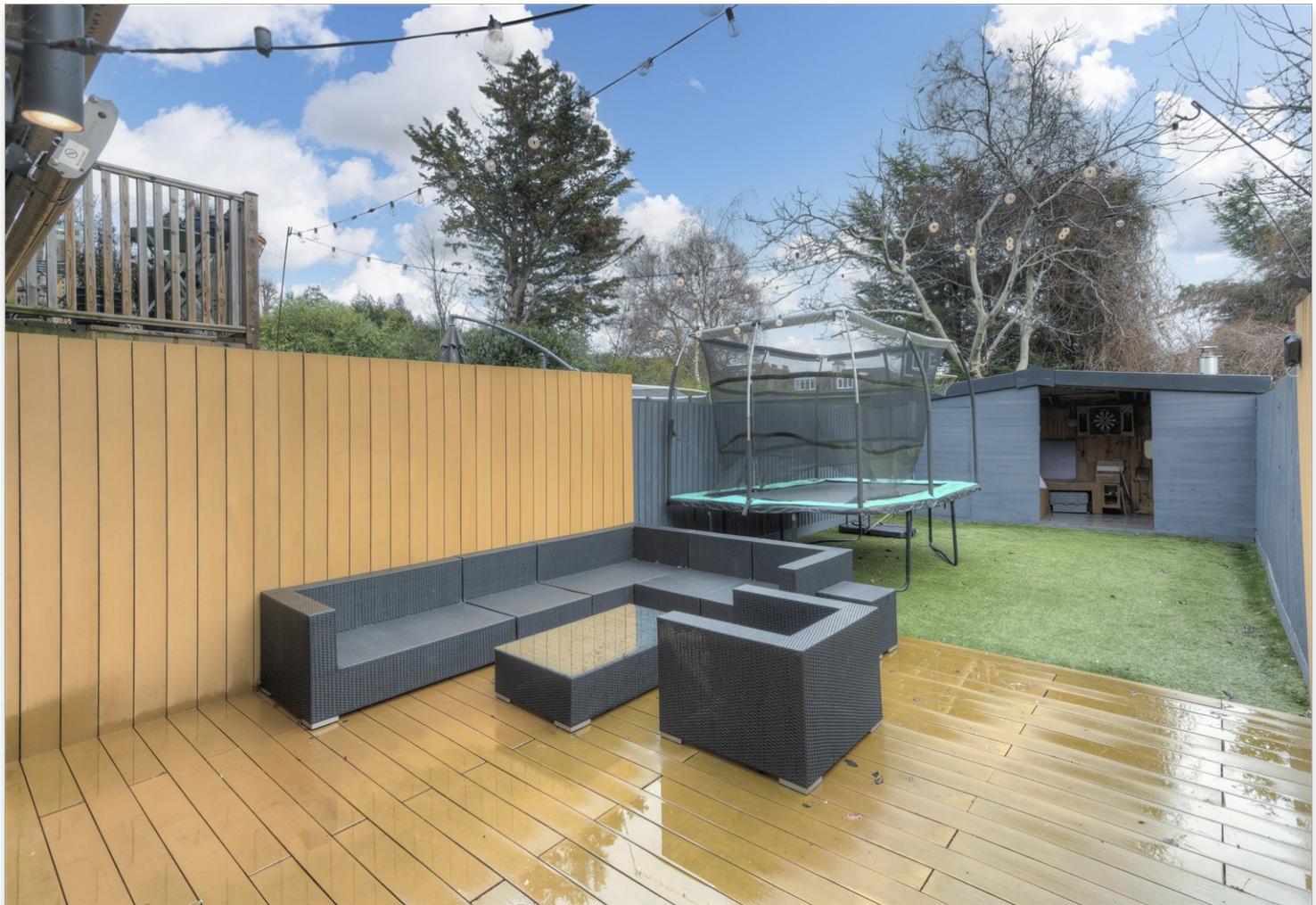
York Hill, Loughton, Essex, IG10

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Sought-after 'Little Cornwall'
conservation area
Beautifully renovated Victorian family
home
Nearly 28ft kitchen/breakfast room
Stunning contemporary family room
with bi-folds
Landscaped garden ideal for entertaining





The place is a mix of old and new, and has space for all. On the ground floor there is a large open-plan kitchen/breakfast room with a large island and a dining area. The kitchen is well equipped with a range cooker, a large American-style fridge-freezer, a wine cooler, and a built-in dishwasher. The dining area has a large table and chairs, and there is a separate breakfast area with a smaller table and chairs. The kitchen/breakfast room leads onto a large decked terrace with a sofa and a coffee table. From the terrace, there are steps down to a lower level where there is a garden with a trampoline and a blue-grey garden shed. The garden is enclosed by a wooden fence. The house has a double garage and a single garage. There is also a separate workshop and a utility room. The house is located in a quiet residential area, but is within easy reach of the city and the railway station.

The house has been renovated and updated by the current owners to a very high standard and provides everything needed for modern day living, while still retaining delightful period features. These include half multi-pane sash windows, high ceilings and skirtings, ornate coving and original fireplaces.

A wicket fence and gateway leads onto a pathway to the entrance. This opens into a hallway with a modern guest cloakroom, stairs to the first floor and an open archway to the open plan kitchen/breakfast room. This impressive room includes herringbone oak flooring and a spacious area with a large

lantern skylight flooding the area with natural light. While the kitchen features a range cooker and attractive shaker style units with quartz worktops housing an American fridge freezer and a wine cooler as well as an integrated dishwasher, washing machine and a butlers sink.

Steps lead down from the kitchen/breakfast room to the relaxing and equally contemporary family room with Armito flooring, inset lighting and three bi-fold doors to the rear decked terrace and where the family enjoy spending much of their time. On the other side of the hall there is access to the elegant sitting room that creates a more traditional atmosphere with its panelled walls, herringbone parquet flooring, dado rails, bay window, fascinating coved ceiling and log burner as a focal point.

On the first floor you will find a luxurious bathroom with a superb stand-alone bath, a separate shower and twin basins plus two double bedrooms with inset lighting and high skirtings. This includes the principal bedroom that also features a cast iron

What the owner says...

"We have been very happy here for the past 10 years and have thoroughly enjoyed modernising the place to become the lovely home you see today. It is in a great location and being close to Epping forest means there are wonderful places to go for walks or cycle rides. We can walk to the Hair of the Dog or the Gardener's Arms with its panoramic views to London for a drink or a meal and revel in the countryside feel of the area, but it is also very convenient for access to the City of London via the nearby Central line underground station."

Loughton is a charming town with plenty of pubs, restaurants, cafes, supermarkets, boutiques and salons as well as specialist shops such as the Ginger Pig butchers and Gail's bakery. There are excellent sports facilities including the Loughton Leisure Centre, High Beech Golf Course and the Hobbs Cross Golf Centre.

A good variety of schools are available with Staples Road Primary and Roding Valley High School within walking distance. There is also Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted as well as good, independent schools. As far as travel is concerned, as well as underground trains to London taking approximately half an hour, it is only a short distance to the M11/M25 with access to Stansted, Heathrow and Cambridge."

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

32'10 x 10'10 (10.01m x 3.30m)

Sitting Room

12'8 x 11'8 (3.86m x 3.56m)

LOWER GROUND FLOOR

Family Room

17'11 x 10'11 (5.46m x 3.33m)

FIRST FLOOR

Landing

Principal Bedroom

11'8 x 10'4 (3.56m x 3.15m)

Bedroom 2

11'8 x 10'5 (3.56m x 3.18m)

Bathroom

SECOND FLOOR

Bedroom 3

13'0 x 11'8 (3.97m x 3.56m)

OUTSIDE

Front Garden

Rear Garden

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FINE & COUNTRY

fineandcountry.com

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current Potential

84

72