

HILLTOP,
LOUGHTON,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Substantial five bedroom family home | Generous through lounge
Fitted kitchen / breakfast room | Guest cloakroom | Spacious family
bathroom | Potential to extend further | Integral double garage
Delightful south facing garden | Quiet location, ideally placed for the
High Road | EPC rating *tbc* / Council Tax band F

Guide Price
£850,000

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A substantial semi-detached 1930's property which offers excellent family accommodation and the potential for further extension. Features include five bedrooms, a 32ft reception room, double garage and a delightful south west facing rear garden. Hilltop is situated in a sought after spot, ideally placed for Loughton High Road, local schools, Epping Forest and the Central Line Station a walk away.

Location

Hilltop is a delightful tree lined residential turning, just a short walk from Loughton High Road. With its mix of independent and chain shops, cafes and restaurants, it would be difficult to find somewhere more convenient. With Loughton Leisure Centre, Cricket Club and Epping Forest a short walk away, you will never be short of leisure activities and for commuters, the Central Line Station is close by, and for road users the M11, M25 and links into London are easily accessed. With its excellent choice of State and Independent Schools close by the area is always popular for families.

Interior

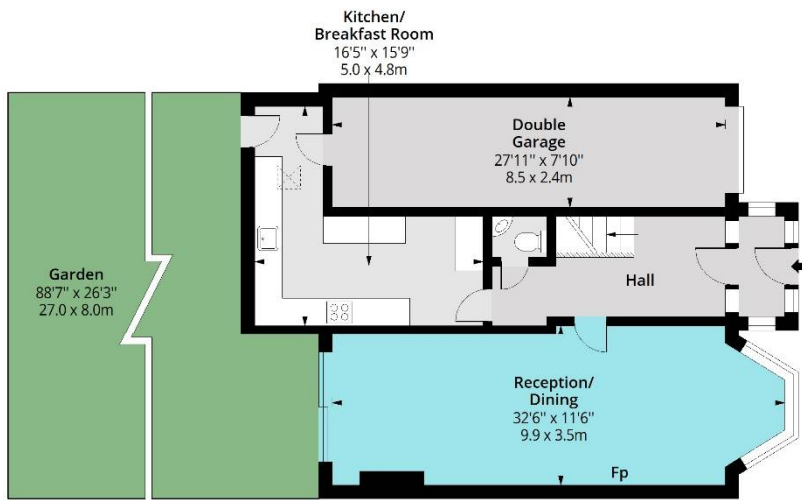
This substantial family home offers some 1,725 sq. ft. of accommodation commencing with a welcoming entrance hall with understairs storage and a guest w/c. The reception room measures over 32 ft in length with a traditional bay window, feature fireplace and patio doors opening to the rear garden, making a wonderful space for entertaining. The kitchen / breakfast room is fitted with an extensive range of base and wall mounted units with contrasting work tops and a matching breakfast table. Upstairs are five well appointed bedrooms, the principal rooms with fitted wardrobes, and served by a spacious family bathroom with a white suite include both a bath and separate shower cubicle. The property appears to offer further potential to extend to the rear and into the loft, but also to convert the garage into additional living space.

Exterior

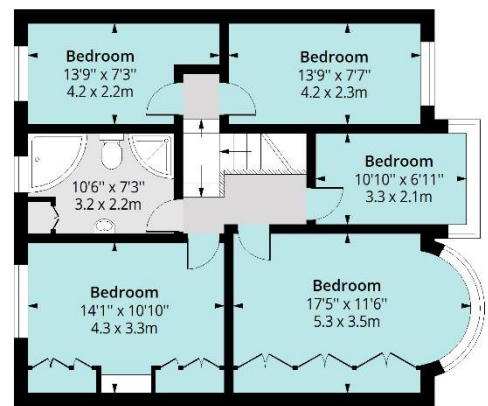
The front garden offers parking for two / three cars with shrub screening. The rear garden is an absolute treat, south west facing and some 90 ft. in length, landscaped with a York Stone patio, an extensive lawn and a wonderful array of mature tree, shrub and flower borders - something for all the family.

Hilltop IG10

Approx. Gross Internal Area 1725 Sq Ft - 160.25 Sq M



Ground Floor
Floor Area 932 Sq Ft - 86.58 Sq M



First Floor
Floor Area 793 Sq Ft - 73.67 Sq M



**Certified
Property
Measurer**

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 14/6/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 15th June, 2026

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