



York Hill
Loughton | Essex | IG10 1HZ

 FINE & COUNTRY

Step inside

York Hill

This charming Victorian semi-detached house is in an excellent location close to Epping Forest and in the delightful conservation area known as 'Little Cornwall' through the writings of Ruth Rendell. It is also only half a mile from the centre of Loughton with its Central Line underground station where trains can whisk you to Liverpool Street in approximately half an hour, giving you the best of both worlds.

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 Amtico 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 fireplace, a fitted cupboard, dado rails and wall panelling. On the second floor there is a galleried double bedroom with a vaulted ceiling, Velux windows and storage facilities, which is spacious enough for new owners to install a bathroom should that be required, subject to any permissions required.

The extremely easy to manage rear garden is designed for outdoor entertaining with a vast decked terrace, an artificial grass area and a storage shed surrounded by close board fencing.







Seller Insight

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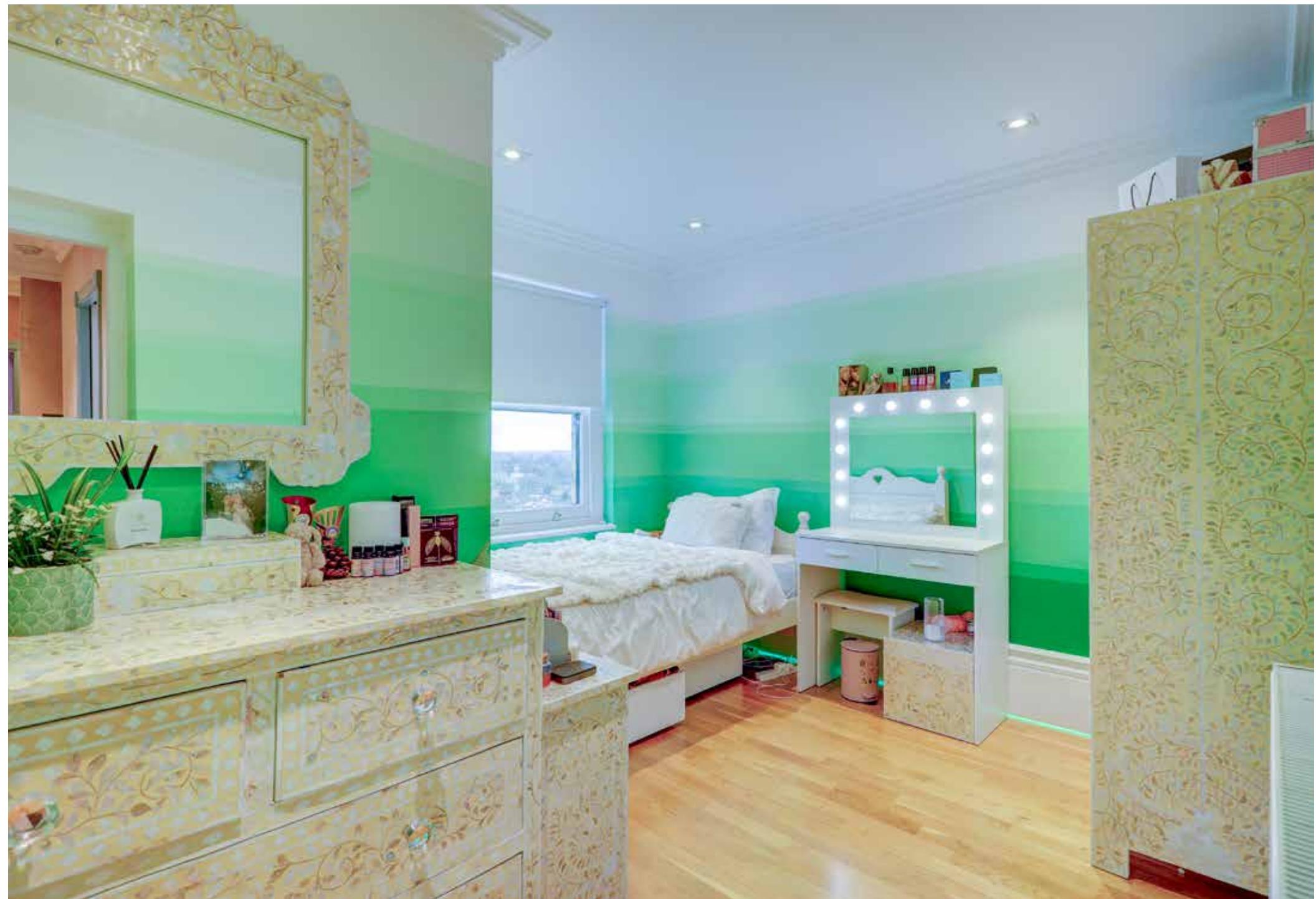
We have been very happy here for the past 10 years and have thoroughly enjoyed modernising the place to become the lovely home you see today. It is in a great location and being close to Epping Forest means there are wonderful places to go for walks or cycle rides. We can walk to the Hair of the Dog 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.

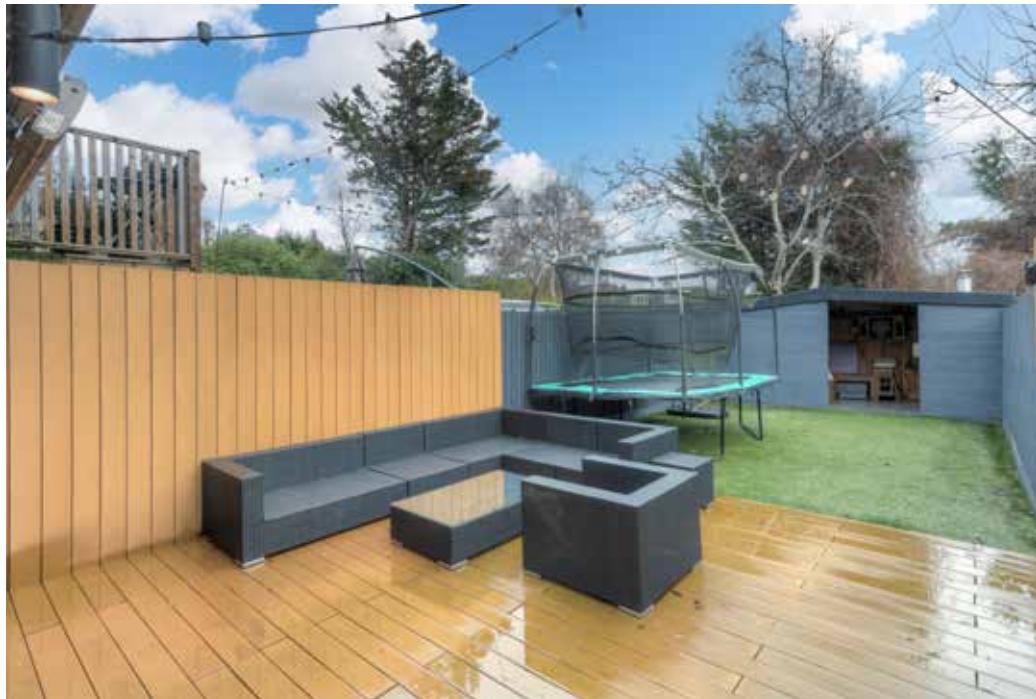
Loughton is a charming town with plenty of pubs, restaurants, cafes, supermarkets, boutiques and salons as well as specialist shops such as the Ginger Pig butchers and Gail's bakery. There are excellent sports facilities including the Loughton Leisure Centre, High Beech Golf Course and the Hobbs Cross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

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* 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	0.6 miles
Loughton Underground Station	1.1 miles
Canary Wharf	16.1 miles
Charing Cross	17.5 miles
Stansted Airport	20.7 miles

Leisure Clubs & Facilities

Hobbs Cross Golf Centre	01992561661
Epping Golf Course	01992572289
Loughton Cricket Club	02085082489
Loughton Bowls Club	02085083546
Loughton Leisure Centre	02032255460

Education

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

Healthcare

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

Entertainment

The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Hair of the Dog	02085089655
Haywards, Epping	01992577350
India Grill	02085087799

Secondary School:

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

Local Attractions / Landmarks

Epping Forest
Queen Elizabeth Hunting Lodge
Marsh Farm

Ground Floor

Hallway
Cloakroom
Kitchen/Breakfast Room 32'10 x 10'10
Sitting Room 12'8 x 11'8

Lower Ground Floor

Family Room 17'11 x 10'11

First Floor

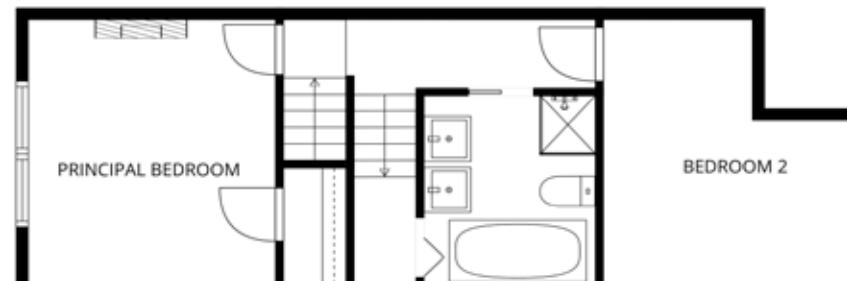
Landing
Principal Bedroom 10'4 x 11'8
Bedroom 2 10'5 x 11'8
Bathroom

Second Floor

Bedroom 3 13'0 x 11'8

Outside

Front Garden
Rear Garden



FIRST FLOOR



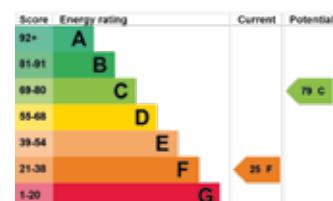
SECOND FLOOR



LOWER FLOOR



GROUND FLOOR



TOTAL: 1253 sq. ft, 116 m²

LOWER GROUND: 195 sq. ft, 18 m², GROUND FLOOR: 521 sq. ft, 48 m², FIRST FLOOR: 385 sq. ft, 36 m², SECOND FLOOR: 152 sq. ft, 14 m²

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



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 © 2025 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 22.12.2025

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