PeterAndrews
Residential Sales & Lettings

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Traps Hill, Loughton, Essex, IG10 1TD

Offers In Excess Of £1,300,000 Freehold

TRAPS HILL HOUSE

A rare opportunity to acquire this large 5 DOUBLE BEDROOM Georgian Grade ll listed linked detached property situated in a perfect location close to Epping Forest, Loughton shopping centre, Loughton train station and a few minutes' drive to the M11 and M25 motorways.

This large family home has many fine period features with later Regency and Victorian additions. Ground floor accommodation includes large Drawing room, Sitting room, Dining room, Kitchen with 4 oven AGA, Utility room, Cloak room and stairs from the main entrance hall down to a large dry cellar. On the first floor there is an en-suite to the main bedroom, family bathroom, additional separate WC and a good size loft/storage room next to the bedroom on the second floor.

The house is enclosed with mature gardens on three sides and has a DETACHED GARAGE and storage/workshop area with off road parking. It is offered for sale with NO ONWARD CHAIN.
Telephone or Email to arrange a viewing.

Entrance Hallway

Drawing Room
23'4" into bay x 14'3" (7.127 into bay x 4.350)

Sitting Room
19'4" x 16'8" (5.9 x 5.1)

Dining Room (Games Room)
14'4" x 14'1" (4.376 x 4.296)

Kitchen
19'0" x 11'5" (5.8 x 3.5)

Utility Room

Cellar

FIRST FLOOR ACCOMMODATION

Bedroom
23'3" x 13'9" (7.1 x 4.2)

En-Suite
11'5" x 5'2" (3.5 x 1.6)

Bedroom
19'4" x 16'8" (5.9 x 5.1)

Bedroom
15'5" x 11'5" (4.7 x 3.5)

Bedroom
18'4" x 13'9" (5.6 x 4.2)

Bathroom
11'1" x 7'10" (3.4 x 2.4)

SECOND FLOOR ACCOMMODATION

Bedroom
18'8" x 14'5" (5.7 x 4.4)

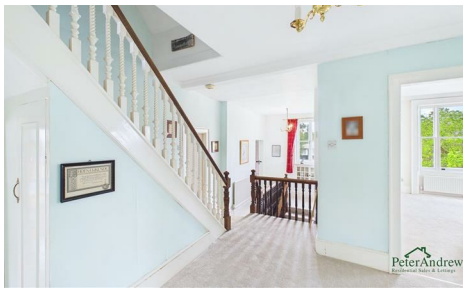
Loft Area
19'0" x 12'9" (5.8 x 3.9)

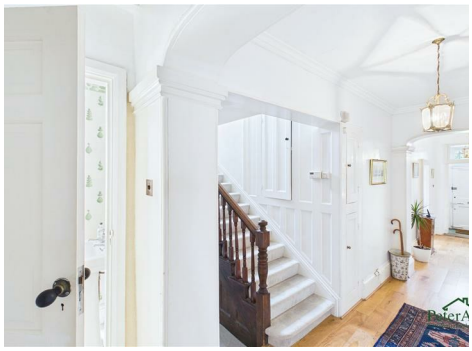
EXTERIOR

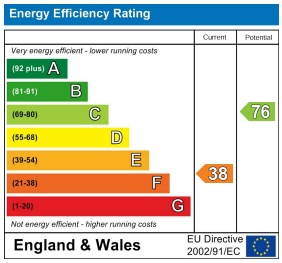
Detached Garage
21'11" max x 18'8" (6.7 max x 5.7)

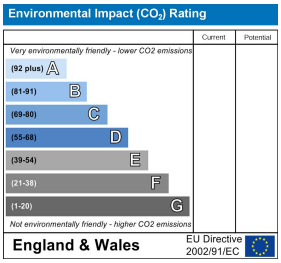
Storage Room
9'10" x 8'10" (3.0 x 2.7)

Disclaimer
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.






Energy Efficiency Rating
Current
Potential
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
38
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Floor -1
Cellar
Ground Floor
Living Room
Kitchen
Dining Room / Games Room
Hallway
WC
Floor 1
Bedroom
Landing
Bathroom
Floor 2
Loft Storage Room
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Approximate total area(1)
3553 ft²
330.2 m²
Reduced headroom
286 ft²
26.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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