



Loughton Lane, Epping, CM16

BUTLER & STAG



**Guide Price £1,250,000 -
£1,300,000.**

**This elegant detached
home on Loughton Lane
offers a perfect balance
of modern family living
and timeless charm.**



Freehold

- Immaculate Detached Family Home
- Spacious Lounge
- Separate Formal Reception Room
- Four Double Bedrooms/Two Bathrooms
- Extended Open Plan Lounge/Kitchen/Diner
- Study & Vast Utility Room

As you step through the front door, you are welcomed into a spacious entrance hall that sets the tone for the home's generous proportions and inviting flow. To the right, there is a bright study, perfect for working from home, while to the left lies a versatile playroom that could easily serve as a snug or additional reception space. Continuing through, the heart of the home opens up into a stunning open-plan reception, kitchen, and dining area—a contemporary, light-filled space designed for both entertaining and family living. The kitchen includes a central island and flows seamlessly into the dining and lounge areas, with doors opening out to the rear garden, extending the living space outdoors. A separate utility room and a conveniently located WC complete the ground floor.

Upstairs, the landing leads to four generously sized bedrooms, each with its own character. The principal bedroom features an en-suite bathroom for added privacy and comfort, while a modern family bathroom serves the remaining bedrooms.

Outside, the rear garden offers a wonderful retreat, ideal for outdoor dining, play, and relaxation, all framed by the leafy charm of the surrounding area. This home effortlessly combines functionality, style, and comfort from the moment you arrive to the moment you step into the garden.





Oakhurst

Approx. Gross Internal Area 218.1 Sq M (2348.1 Sq Ft)

BUTLER & STAG



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
© @modephoto.uk www.modephoto.co.uk

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

www.butlerandstag.uk