

Daniel  
Frank





## 80 Tycehurst Hill Loughton, IG10 1DA

A beautiful period home situated on one of Loughton's most prestigious roads, offering over 3,100 sq ft of accommodation in total and available on a chain-free basis.

The ground floor comprises a welcoming entrance hall with a staircase leading to the first floor, along with a guest cloakroom. The main reception room features a fireplace and fitted storage units, with doors opening through to the dining room and an additional reception space. This wonderfully bright room is filled with natural light, thanks to the bifold doors and glass ceiling.

The spacious kitchen/diner benefits from integrated appliances and provides an ideal family and entertaining space. A separate utility room adds further practicality and provides access to the garage, while a dedicated office completes the extensive ground floor accommodation.

The first floor offers five well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, as well as a modern family bathroom.

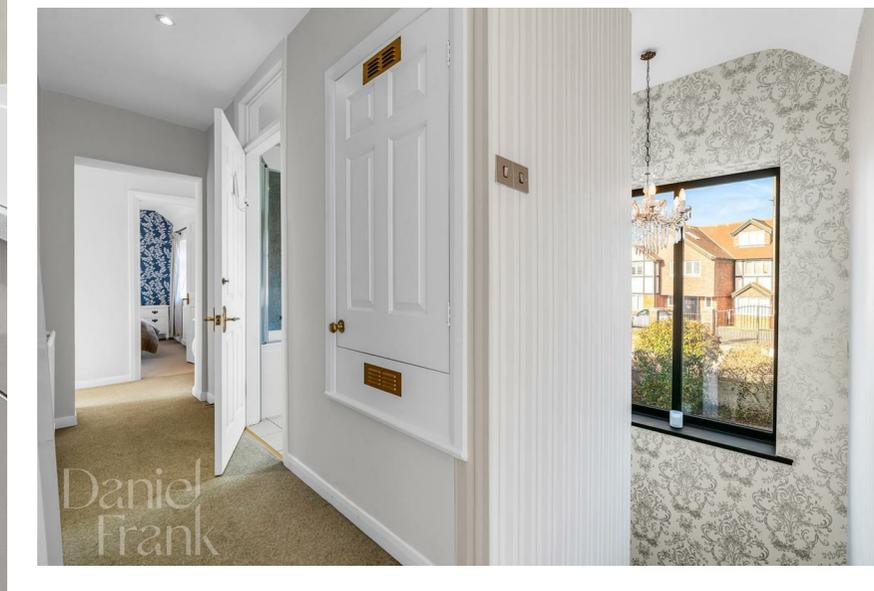
The property is approached via a paved carriage driveway leading to the garage. Side access leads to the south-facing rear garden, extending to approximately 110 ft and mainly laid to lawn, complemented by a paved sun terrace and a fully equipped covered seating area featuring an outside sink, BBQ and electric grill - perfect for outdoor entertaining. The lower section of the garden also benefits from an attractive water feature with power connected, creating an impressive outdoor space.

**Tenure** Freehold  
**Council** Epping Forest

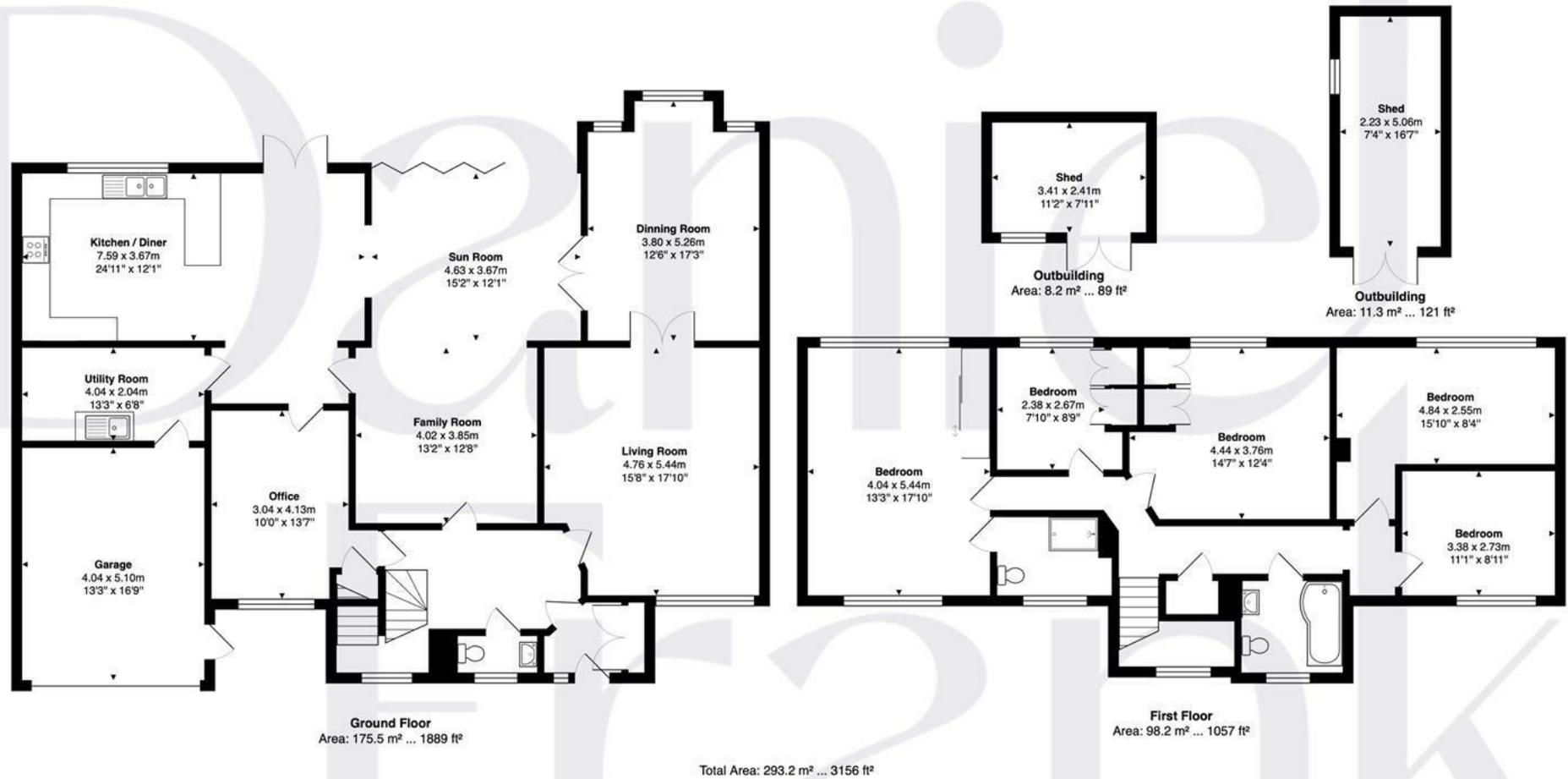




Your Next Chapter



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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

