

Daniel
Frank





39 Church Hill Loughton, IG10 1QP

An impressive three-storey extended Edwardian home. This exceptional property beautifully blends character features with modern family living, offering generous and versatile accommodation throughout.

Set back from the road, the property is approached via steps leading to the front door, with a separate driveway providing off-street parking and access to a tandem garage. Internally, the home retains a wealth of period features including fireplaces, wood-panelled doors, picture and dado rails, coved ceilings, and decorative lighting roses, all adding to its charm and character.

Upon entering, the welcoming hallway provides access to both the formal dining room and living room. The dining room is bright and spacious, benefiting from a large bay window, while the sitting room also features a bay window, stone fireplace, built-in bookcases, and elegant multi-pane French doors leading through to the light-filled family room.

The family room boasts a feature brick wall, partially glazed ceiling, and a wall of windows overlooking the rear garden, creating an airy and versatile living area. The modern shaker-style kitchen/breakfast room is fitted with a Rangemaster cooker, black marble worktops, and a butler sink. The breakfast area is

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enhanced by a lantern-style skylight and sliding glazed doors opening directly onto the garden. A utility room and shower room are conveniently located off the kitchen.

Additional ground floor accommodation includes a boot room accessed from both the dining room and external doors, leading through to a cinema room, offering excellent entertainment space.

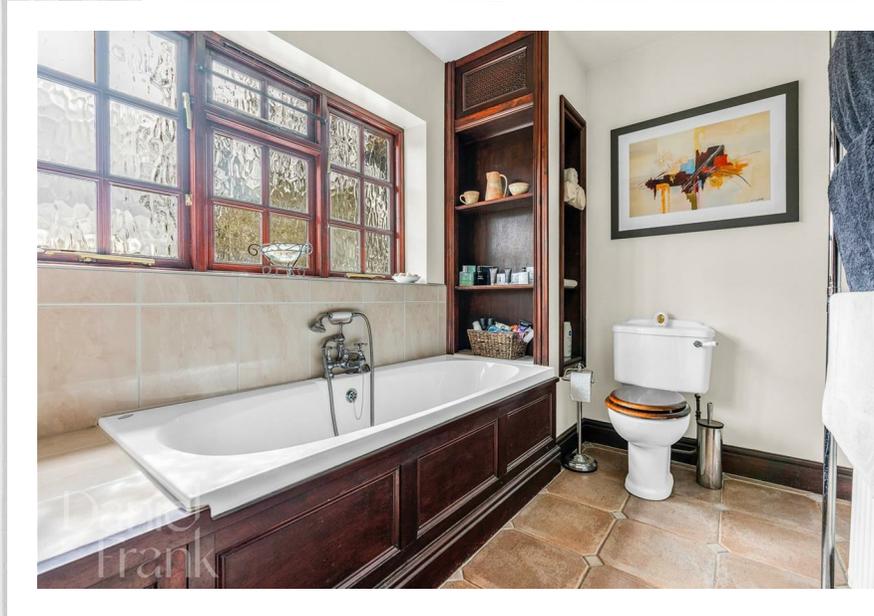
To the first floor, the principal bedroom features fitted wardrobes, a bay window, and a spacious en-suite bathroom. There are two further double bedrooms, one benefitting from fitted wardrobes and a bay window, alongside a family bathroom and separate cloakroom.



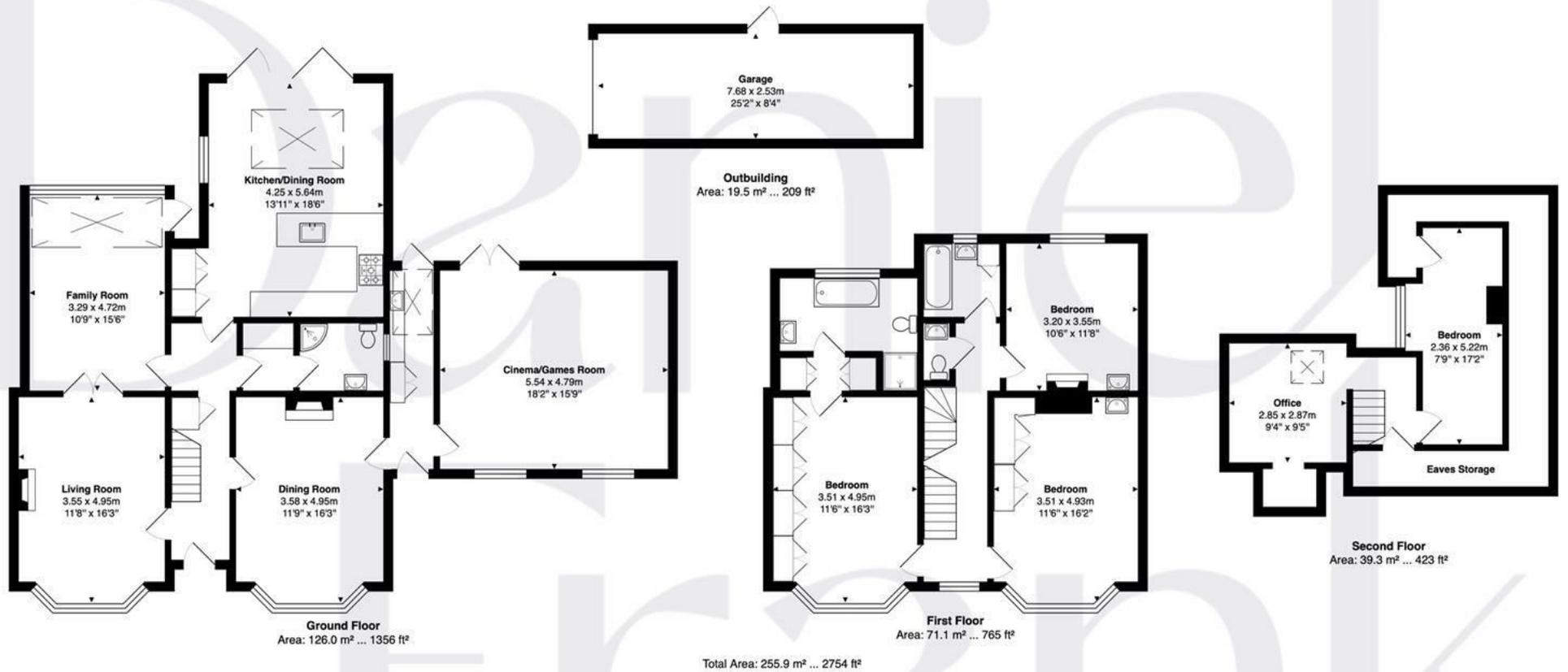


Your Next Chapter





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The second floor provides a further single bedroom, with convenient eaves storage, and a well-proportioned office space, ideal for home working or study.

Externally, the rear garden is beautifully arranged with a large patio area, lawn, and a substantial garden shed for practical use.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

