

Daniel  
Frank





## 10 Connaught Hill Loughton, IG10 4DU

Offered to the market on a chain free basis is this gorgeous three bedroom detached family home.

Set over two floors this property features three well-proportioned bedrooms and two bathrooms. Wooden doors and exposed wooden beams add character and charm throughout the home.

On the ground floor, there are two large reception rooms, including a spacious living room with doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. A bright family room provides additional flexible living space, complemented by a separate office.

The home further benefits from a well-equipped kitchen and a conservatory. Externally, the property boasts a well-kept front garden and rear garden, ideal for outdoor entertaining, along with a practical outbuilding storage room providing useful additional space.

Connaught Hill is ideally situated in close proximity to Epping Forest, Loughton High Road, and Loughton Central Line station. A plethora of shops, cafes, restaurants, and pubs are easily accessible, along with several esteemed state and private schools within convenient reach.

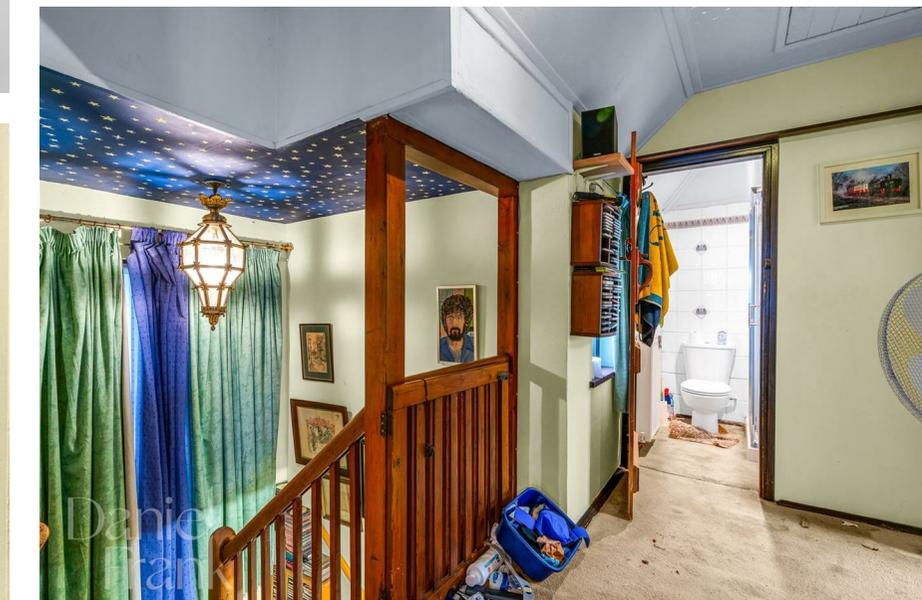
### Disclaimer:

Some images have been digitally enhanced to reduce visible clutter. They are for illustrative purposes only and may not accurately represent the property in its original condition.

EPC - To be confirmed.

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

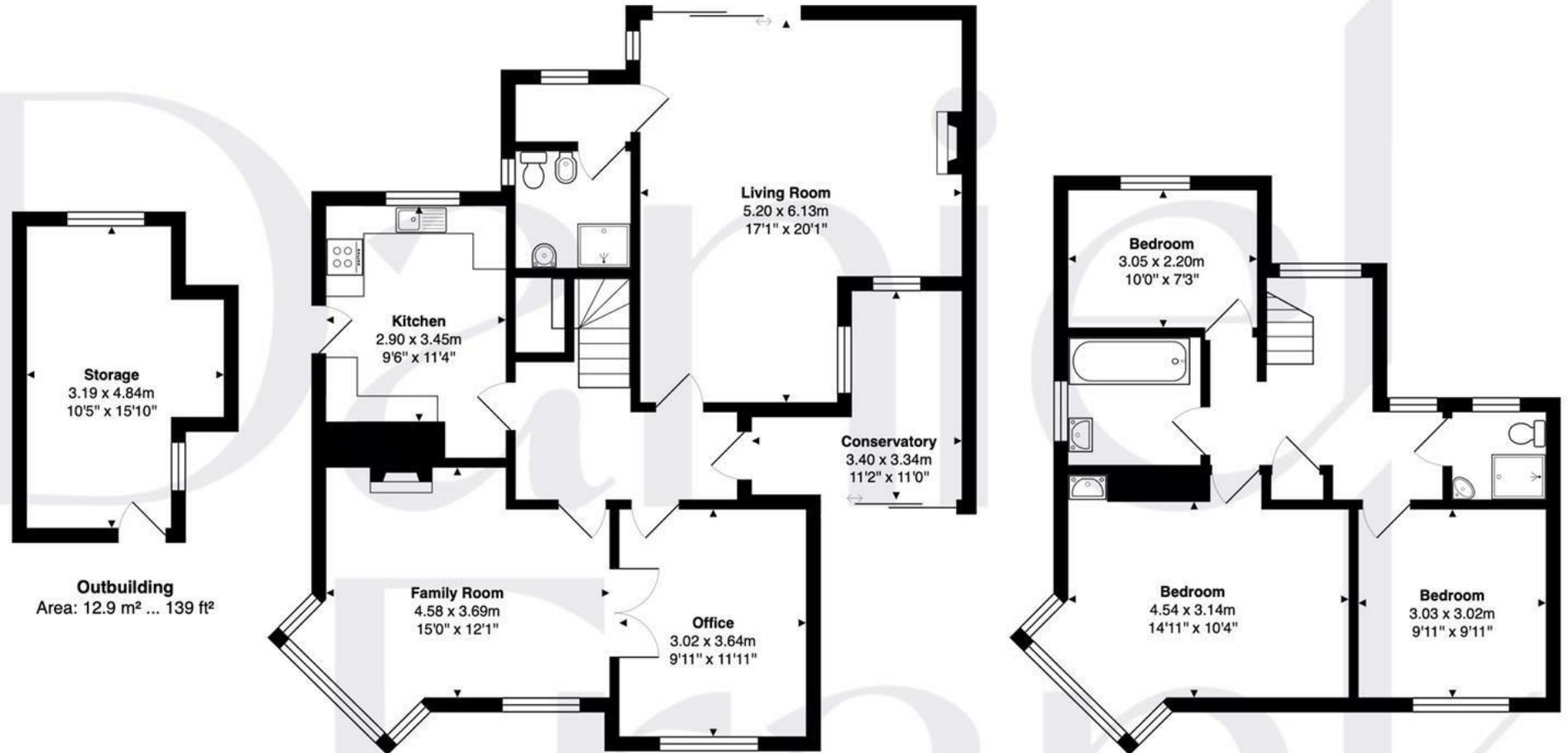




Your Next Chapter



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**Outbuilding**  
Area: 12.9 m<sup>2</sup> ... 139 ft<sup>2</sup>

**Ground Floor**  
Area: 95.0 m<sup>2</sup> ... 1023 ft<sup>2</sup>

**First Floor**  
Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

**Total Area: 158.8 m<sup>2</sup> ... 1709 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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 an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

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. Daniel Frank Estates has 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

