

Daniel
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15 Newnham Close Loughton, IG10 4JG

Tucked away in a peaceful cul-de-sac just off Loughton High Street, this beautifully presented five-bedroom semi-detached house combines striking design, versatile living space, and high-spec features throughout.

Step inside to a welcoming hallway that opens into a stylish dining area and cosy snug, both enhanced by parquet flooring, rich wood and oak panelling, and seamless flow.

At the heart of the home is a luxury Porcelanosa-designed kitchen, complete with an island unit, premium Neff appliances, two ovens and an integrated microwave. A separate utility room houses a second sink and additional hob.

The main living area features underfloor heating, large format tiled flooring, and a statement designer log burner. Full-width bi-folding doors span the rear of the property, opening onto a beautifully landscaped terrace and garden.

One of the standout features of this home is the indoor heated swimming pool, accessible from within the house or via the garden. The pool benefits from an air source heat pump, and includes a private shower area, making it ideal for year-round use.

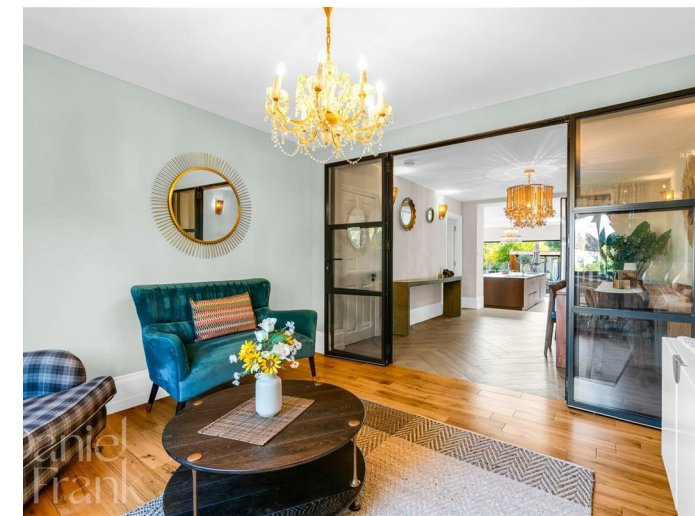
Upstairs, you'll discover five beautifully appointed bedrooms, including one featuring a walk-in wardrobe, dressing area, and a Juliette balcony. There are four bathrooms in total—three stylish en-suites and a luxurious family bathroom. The top-floor bedroom suite boasts fitted wardrobes and a Juliette balcony offering stunning countryside views.

Outside, the landscaped garden offers a terrace, vegetable patch, and children's play area. At the far end, a fully equipped summer house features electrics and underfloor heating, ideal as a home office, gym etc.

This property is also fitted with solar panels and a storage battery, supplying energy efficiently to the main house.

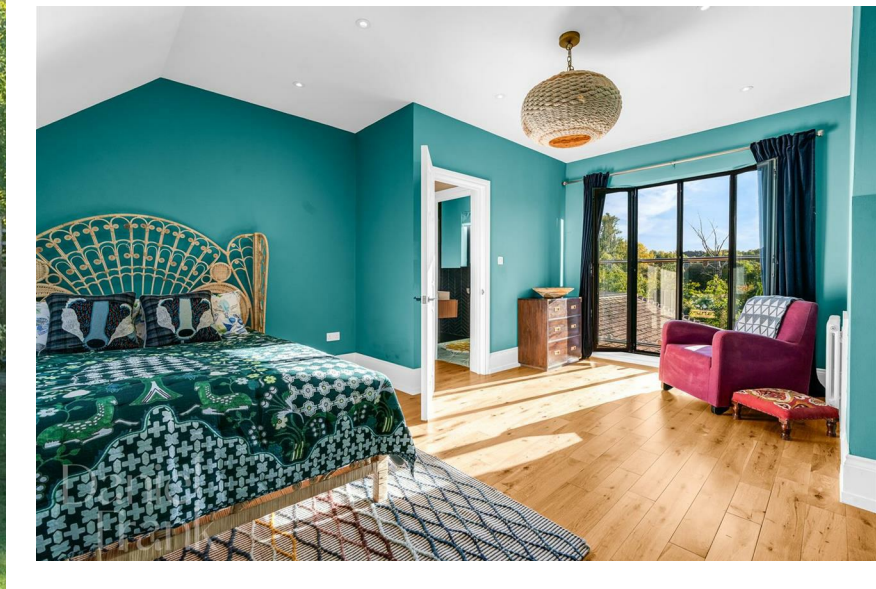
To the front of the property there is off street parking for numerous vehicles as well as a garage.

Tenure Freehold
Council Epping Forest

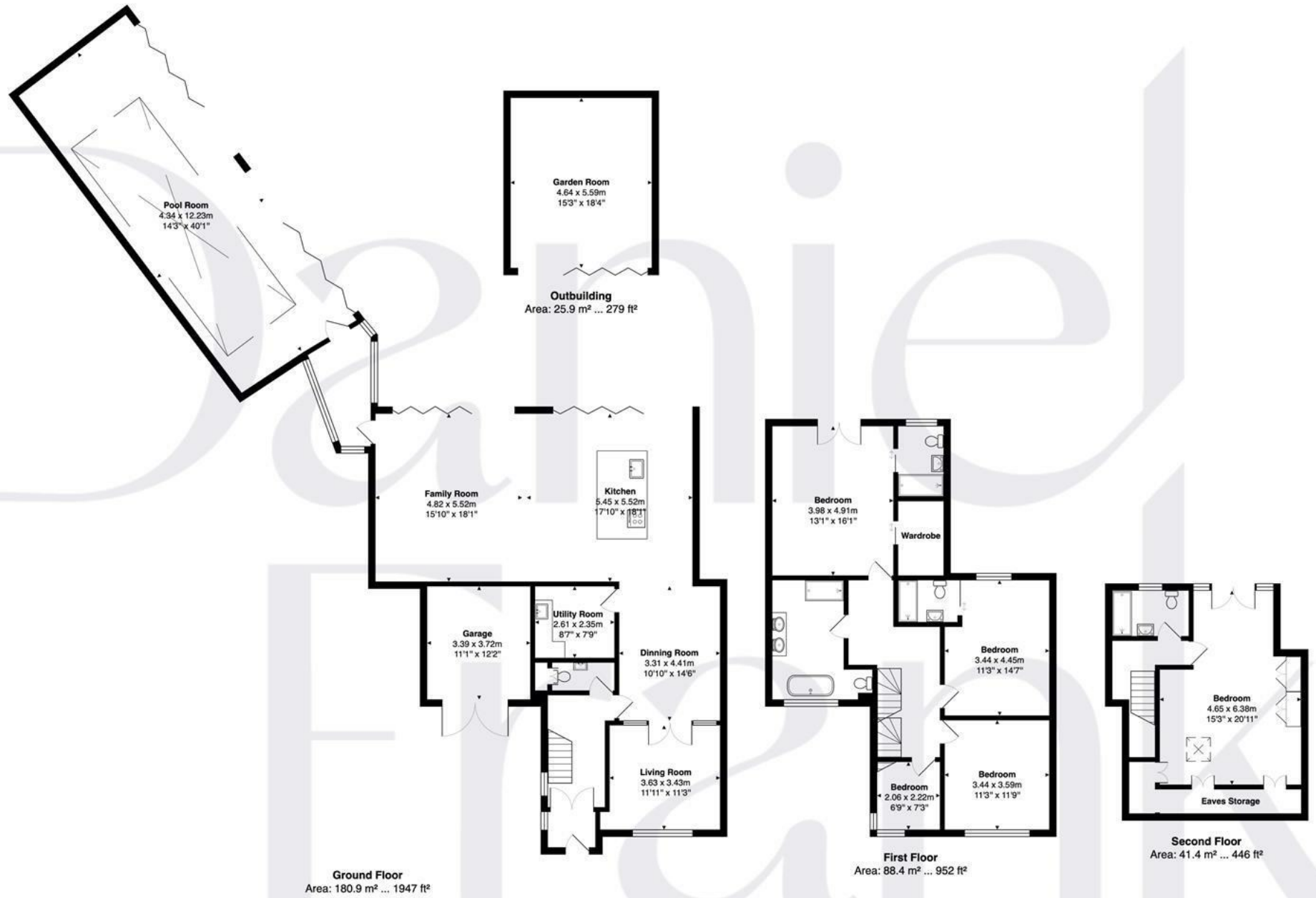




Your Next Chapter



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Total Area: 336.7 m² ... 3624 ft²

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, Sainsbury's 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. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

