

DURDEN & HUNT

INTERNATIONAL



The Summit, Loughton IG10

Asking Price £1,350,000

- Three Reception Rooms
- Primary Bedroom With En Suite
- Driveway & Detached Garage
- Chain Free
- Open Plan Kitchen Diner
- Three Further Double Bedrooms
- Potential To Extend (subject to planning)
- Utility Room & Ground Floor WC
- Stylish Family Bathroom
- Almost 2300 SQFT

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

The Summit, Loughton IG10

Desirable Cul-De-Sac Location - Driveway With Detached Garage - Landscaped South Facing Rear Garden - Three Reception Rooms - Open Plan Kitchen Diner - Utility Room - Downstairs WC - Four Good Size Bedrooms - Two Bathrooms - Including En Suite To Primary Bedroom.



Council Tax Band: G



Offered Chain Free and enjoying an enviable position within a quiet cul-de-sac of just three houses, this spacious detached home offers almost 2,300 sq ft of well arranged accommodation.

The ground floor provides four reception areas. Firstly at the heart of the home is an open plan kitchen and dining space, creating the perfect environment for entertaining with ample space to dine and French doors opening onto the south facing garden. Three additional reception rooms offer excellent versatility and are currently arranged as two living rooms and a formal dining room, although they could be used in a variety of ways depending on the buyer's needs. The ground floor also benefits from a utility room with access to the garden and a downstairs WC, creating a highly practical and well balanced layout.

Upstairs there are four well proportioned bedrooms and two bathrooms, one of which serves as an en suite to the principal bedroom. All four bedrooms are comfortable double rooms, well suited to family living. The main bathroom has been extended to create a spacious layout, allowing room for both a walk in shower and a separate bath.

Externally, the front of the property provides a driveway with parking for multiple vehicles and potential to expand further if required. There is also access to the detached garage. Notably, this is the only house within the three property cul-de-sac to benefit from a detached garage. There is also side access on both sides of the house leading to the rear garden.

To the rear there is a generous south facing garden which wraps around both sides of the house. The main garden area, directly accessed from the kitchen, provides excellent outdoor space for families, while a more private side section leads to the garage and could lend itself well to the addition of a summer house without impacting the main garden area.

The house is offered in move in ready condition. However, due to the width of the existing property and in line with neighbouring homes, there appears to be strong potential to extend to the rear or into the loft, subject to the usual planning permissions. There could also be scope to convert the garage into a variety of uses such as a home office if it is not required for vehicle storage. There has also been consideration around potentially linking the garage to the main house to create additional accommodation, again subject to obtaining the necessary planning permissions.

Thanks to its elevated position, the property also enjoys attractive views from the rear across the allotments towards Epping Forest and further towards the London skyline.

The Summit is well positioned just off the desirable Baldwins Hill, offering an excellent balance of tranquillity and convenience. Nearby Epping Forest provides miles of scenic woodland walks and open green space. Loughton High Road is also within easy reach, offering a wide selection of cafés, restaurants, boutiques and everyday amenities. For commuters, Loughton Underground Station provides convenient access into the City and West End via the Central Line. The area is also well regarded for its highly rated schools, making it popular with families.

Contact Durden & Hunt for a viewing!

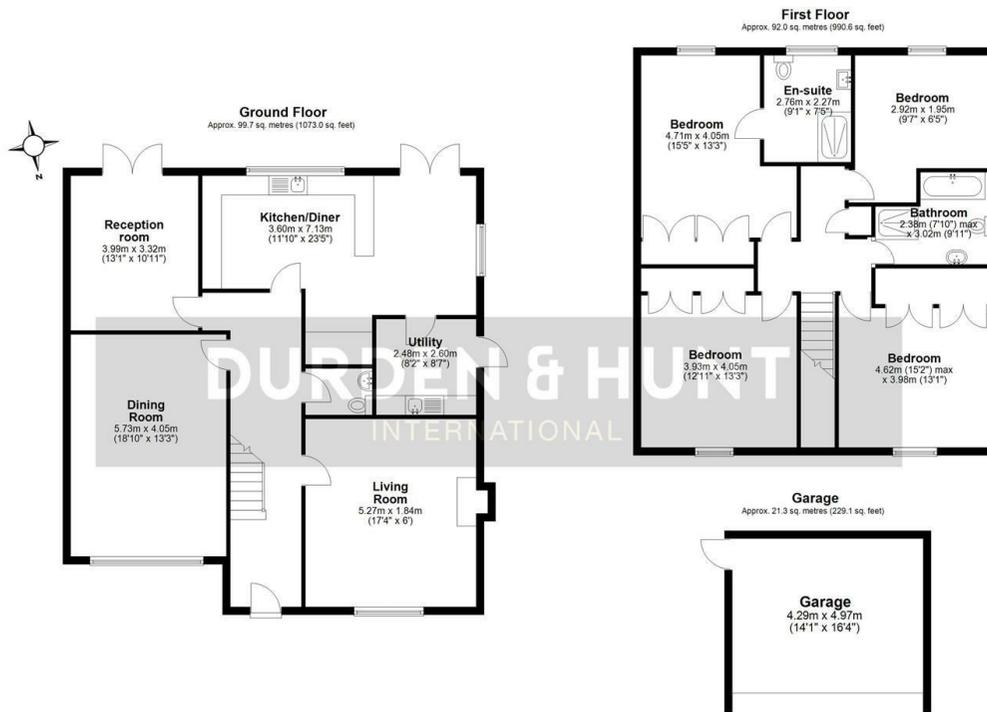
Council Band G Epping Forest

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





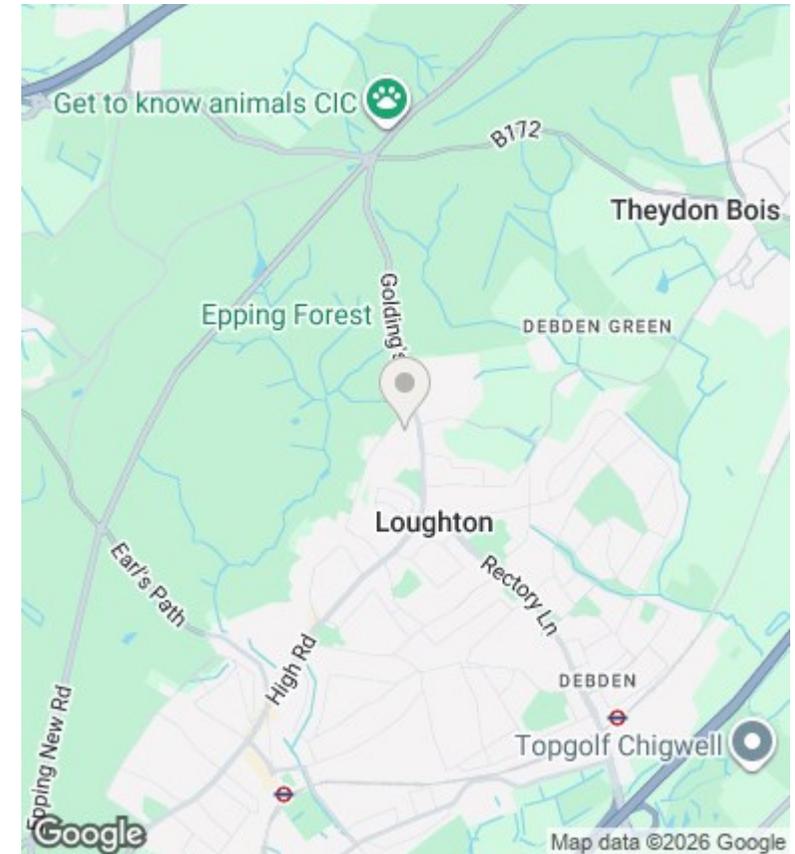


Total area: approx. 213.0 sq. metres (2292.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© modaphoto | www.modaphoto.co.uk
Plan produced using PlanUp

The Summit



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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		