Daniel Frank

1 Carroll Hill
Loughton, IG10 1NL

This is a rare opportunity to acquire a spacious detached bungalow, ideally located in the heart of Loughton on one of its most prestigious roads.

Set on a generous plot, this three-bedroom home offers stunning views and exceptional scope for extension or redevelopment (subject to the necessary consents). The property is offered chain-free, making it an ideal choice for buyers ready to move forward without delay.

Inside, the bungalow features a bright, well-balanced layout with two generous reception rooms - perfect for both everyday living and entertaining. The accommodation includes a spacious lounge, a formal dining area, and three well-sized bedrooms, all arranged across a single level.

Externally, the property boasts a substantial frontage with a private driveway offering off-street parking, as well as a well-maintained front garden. The expansive rear garden is a standout feature, offering ample space to enjoy the outdoors and take in the far-reaching views. There is significant potential to extend the property, subject to planning permission, allowing new owners to tailor the home to their needs.

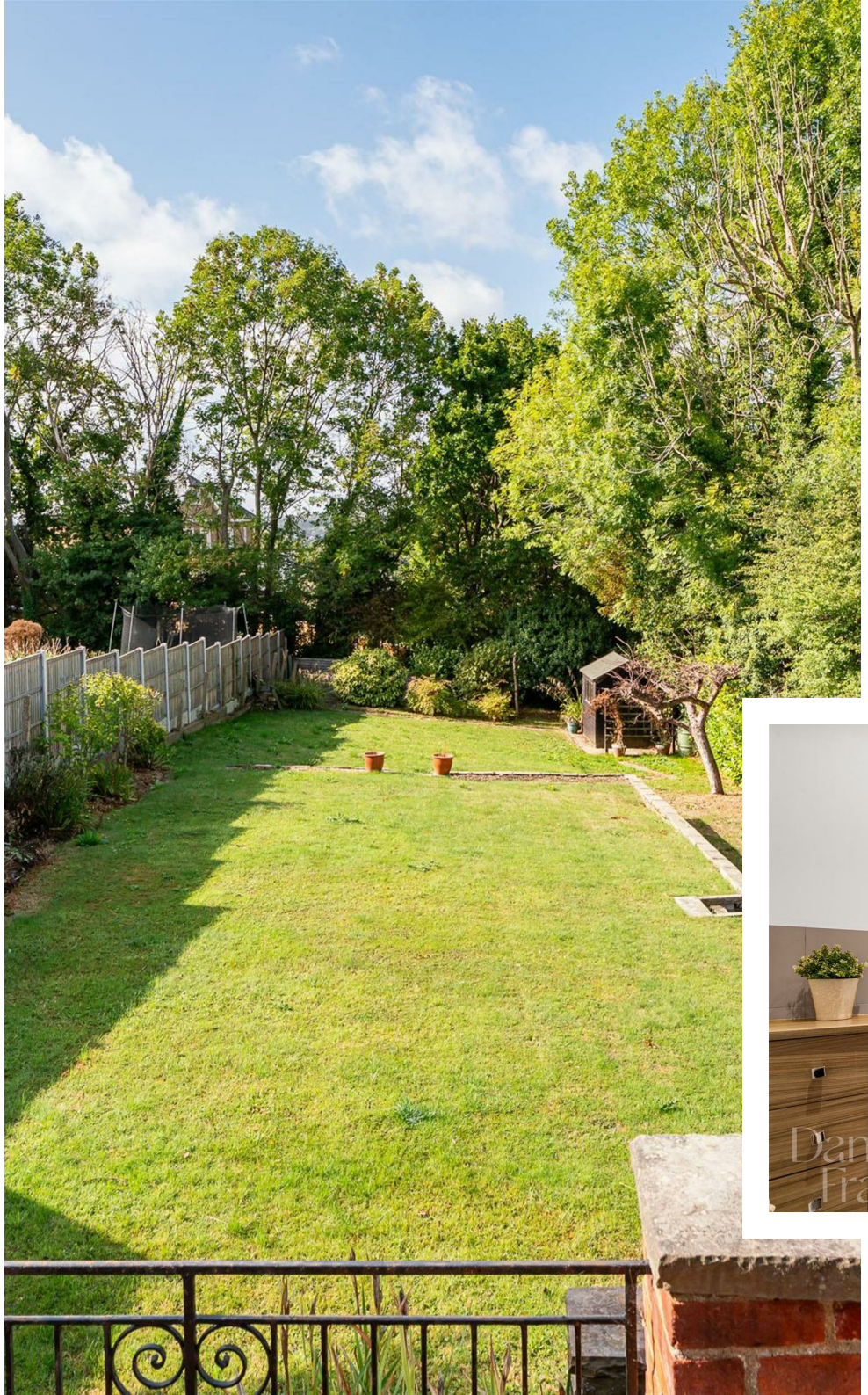
A further highlight is the garage, currently converted into a functional workshop. This versatile space could easily be transformed into a home office, studio, gym, or reverted back to a garage, depending on your requirements.

Carroll Hill is one of Loughton's most sought-after addresses, renowned for its peaceful setting and close proximity to a wide range of amenities. Loughton High Road is just a short distance away, offering an excellent selection of boutique shops, cafés, restaurants, and supermarkets.

For commuters, Loughton Central Line Station provides direct access to London Liverpool Street, the West End, and beyond. The M11 and M25 motorways are also easily accessible, offering excellent road connections. Nature enthusiasts will enjoy nearby Epping Forest, which offers miles of scenic walking and cycling trails.

Tenure Freehold
Council Epping Forest

Your Next Chapter



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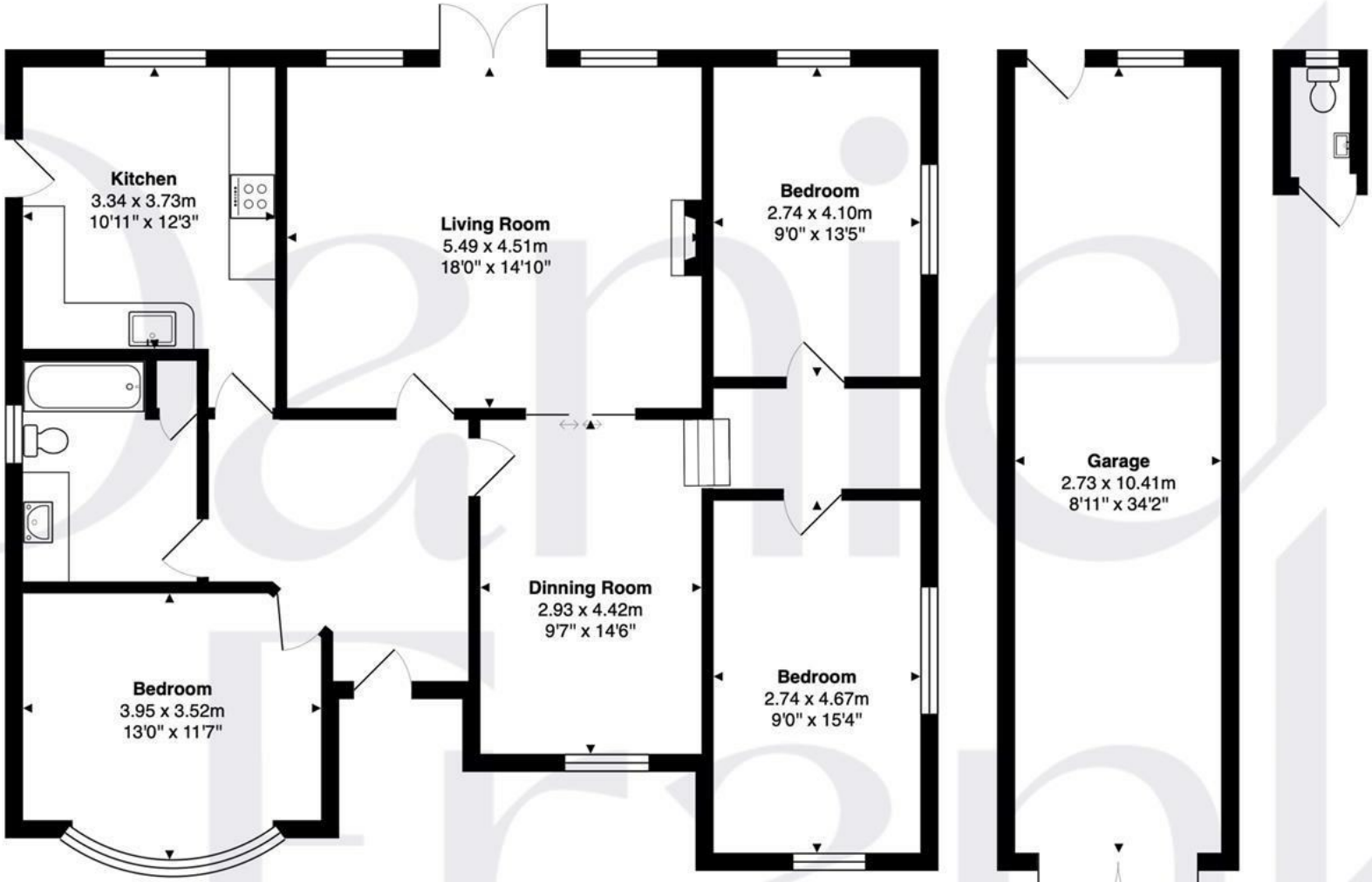

Ground Floor
Area: 114.1 m² ... 1229 ft²

Outbuilding
Area: 28.4 m² ... 306 ft²

Total Area: 143.7 m² ... 1547 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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This chain-free property offers a unique opportunity to secure a well-located home with enormous potential.

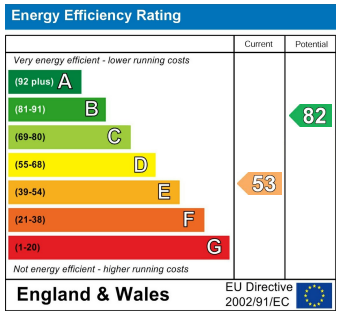
WHY LOUGHTON?

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.



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