



High View Close, Loughton
Asking Price £1,450,000



MILLERS
ESTATE AGENTS

**** SUPERB DETACHED RESIDENCE ** HIGHLY DESIRABLE LOCATION ** FOUR SPACIOUS BEDROOMS ** THREE ENSUITES ** GARAGE AND AMPLE PARKING ** THREE RECEPTION ROOMS ** OPEN KITCHEN/DINER AND FAMILY ROOM ** CLOSE TO EPPING FOREST ****

Millers are delighted to offer this rare opportunity to acquire this magnificent executive family residence situated in a highly desirable quiet cul de sac adjacent to Epping Forest. Walking distance to Loughton Central Line station and the High Road with its wide variety of shops and eateries.

This exquisite family home is well proportioned and offers 2750 sq ft of accommodation comprising with an entrance vestibule with double doors leading to an impressive entrance hallway featuring Herringbone design block paved flooring. All rooms are accessed via timber double doors to include a study, formal dining room/playroom, 20' lounge with French doors to the rear garden, a wonderful family room includes a fitted kitchen opening onto a dining and tv area with French doors leading to the rear garden. There is a utility room and ground floor guest cloakroom. a door gives access to the integral garage which is currently used as a gym, along with an additional plant and storage room.

The first floor comprises with a spacious landing with a glorious feature window, attractive double doors lead to all of the bedrooms. There are three master suites all with fitted wardrobes and En-suites facilities. there is a further fourth bedroom and a family bathroom.

To the front of the property there is small brick retaining wall with flower beds leading to an extensive block paved driveway allowing off street parking for numerous vehicles plus access to the integral garage with an up and over door. Side access leading to the rear garden. A fabulous 70' rear garden enjoys a large patio area to the immediate rear with a covered pergola ideal for Al-fresco dining, steps lead down to an extensive lawn area with mature trees and shrubs borders.





GROUND FLOOR

Porch

6' x 6'3 (1.83m x 1.91m)

Entrance Hall

19'1 x 13'6 max (5.82m x 4.11m max)

Cloakroom

4'5" x 3'5" (1.35m x 1.04m)

Family Room

14'1" x 11'5" (4.28m x 3.48m)

Study

14'1" x 7'6" (4.28m x 2.29m)

Living Room

20'4" x 15'2" (6.21m x 4.63m)

Dining Family Room

20'4" x 11'9" (6.21m x 3.57m)

Kitchen

13'11" x 8'11" (4.25m x 2.73m)

Utility Room

5'8" x 8'0" (1.72m x 2.44m)

FIRST FLOOR

Bedroom One

20'6" x 15'5" (6.25m x 4.71m)

En-suite Bathroom

8'3 x 8'1 (2.51m x 2.46m)

Bedroom Two

20'8" x 15'5" (6.31m x 4.70m)

En-suite Shower Room

6'1 x 5'9 (1.85m x 1.75m)

Bedroom Three

14'2" x 18'11" (4.31m x 5.77m)

En-suite Shower Room

6'1 x 5'7 (1.85m x 1.70m)

Bedroom Four

14'1" x 11'4" (4.28m x 3.45m)

Bathroom

8' x 6'2 (2.44m x 1.88m)

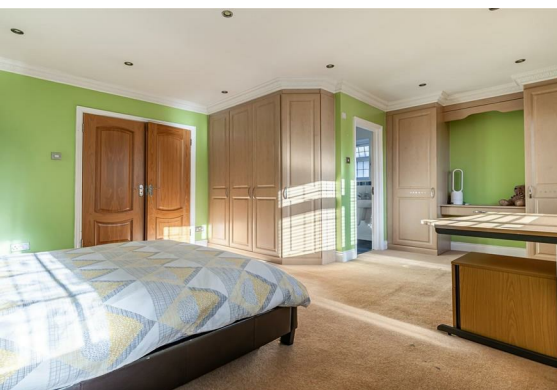
EXTERNAL AREA

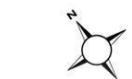
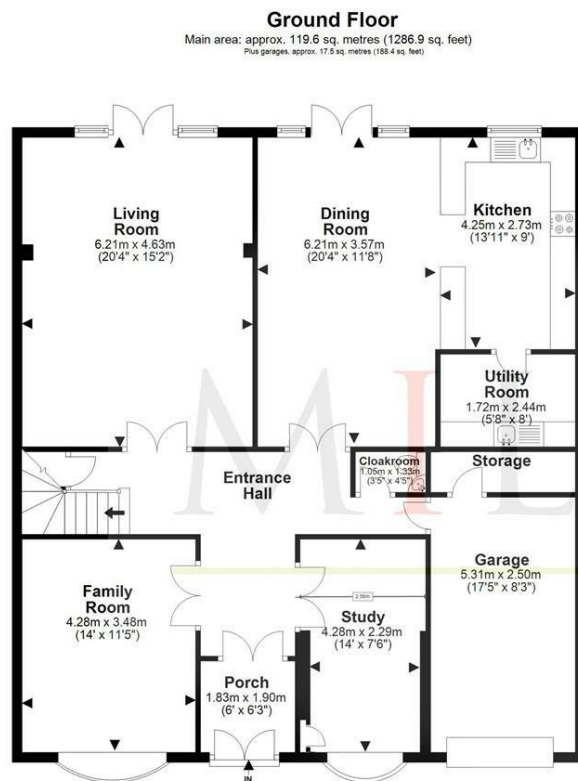
Garage

17'5 x 8'3 (5.31m x 2.51m)

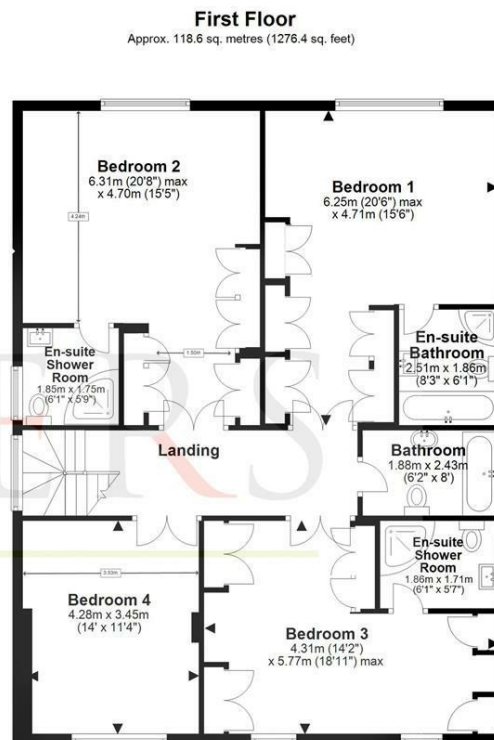
Rear Garden

70' x 44' (21.34m x 13.41m)





Floor Plan Key
 Restricted height
 Measured from 1.5m height
 Room indication of where
 measurements are taken from
 Property main entry
 Chimney breast & Fireplace
 Sky light/elevated window



Main area: Approx. 238.1 sq. metres (2563.2 sq. feet)
Plus garages: approx. 17.5 sq. metres (188.4 sq. feet)

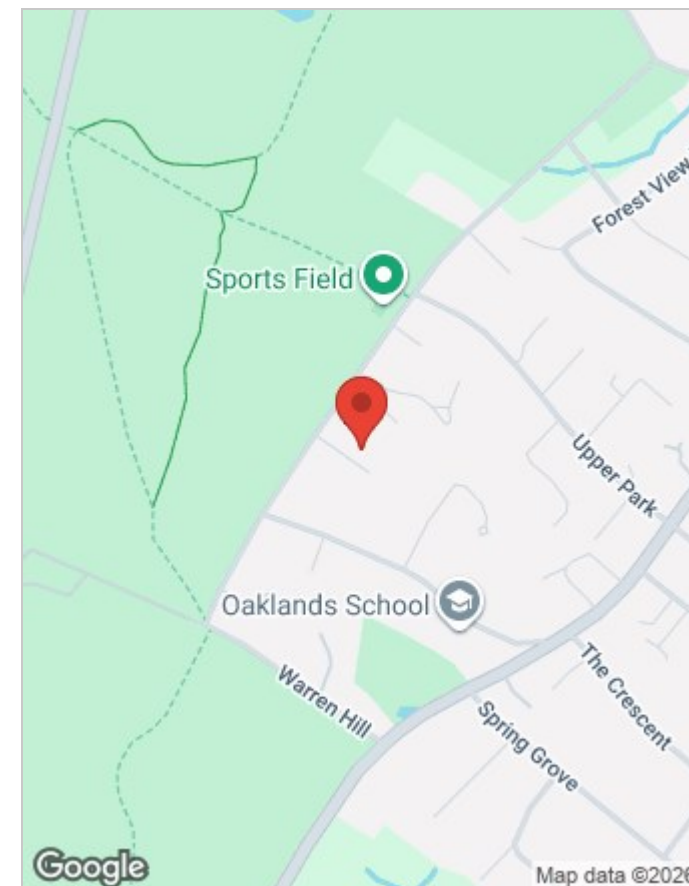
Total area including garage : approx. 253.6 sq metres (2751.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	