







## 68 Church Hill Loughton, IG10 1LB

Welcome to this beautifully refurbished four/five-bedroom detached home in the heart of Loughton, offering the perfect blend of modern living and timeless character. Renovated to a high specification in 2021, the property is move-in ready and designed for both family life and entertaining.

As you step inside, the elegant grey herringbone Amtico flooring sets the tone, flowing seamlessly through the hallway, utility room, and into the showpiece of the home - a stunning open-plan kitchen/dining/family room. This bright and airy space features Quartz worktops, a central island with breakfast bar, a large roof lantern, and bi-fold doors opening directly onto a raised patio and the impressive 120ft rear garden.

The garden itself is a real highlight: beautifully designed and landscaped, well stocked with mature planting, and enhanced by a fully powered 188 sq ft timber outbuilding, perfect as a home office, gym, or summer retreat.

A separate lounge at the front of the house provides a cosy retreat, complete with bay window seating and a stylish log burner effect fire.

Across the upper floors you'll find four well-proportioned bedrooms plus a versatile changing room/bedroom 5. Each bedroom benefits from a generously sized fitted wardrobe, adding both convenience and a sense of luxury. The large loft bedroom is a standout, offering excellent proportions and fantastic views over the surrounding area - an inspiring space to wake up to each day. The master bedroom enjoys its own en suite shower room, while the family bathroom and additional shower room are both finished in a sleek, contemporary style.

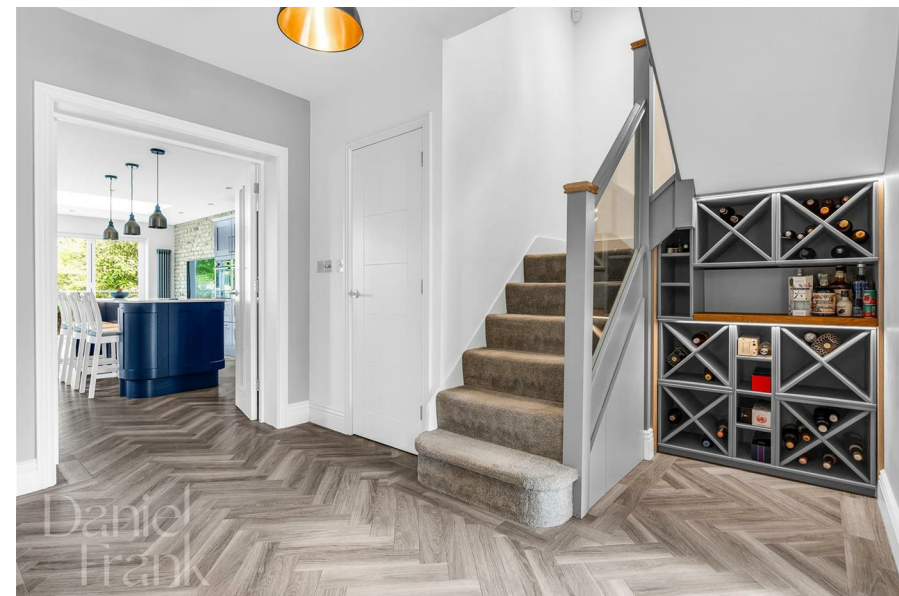
To the front, a resin-bonded driveway provides off-street parking for at least two vehicles.

This is a home that truly has it all - style, space, and substance. Viewings are highly recommended to fully appreciate everything it offers.

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

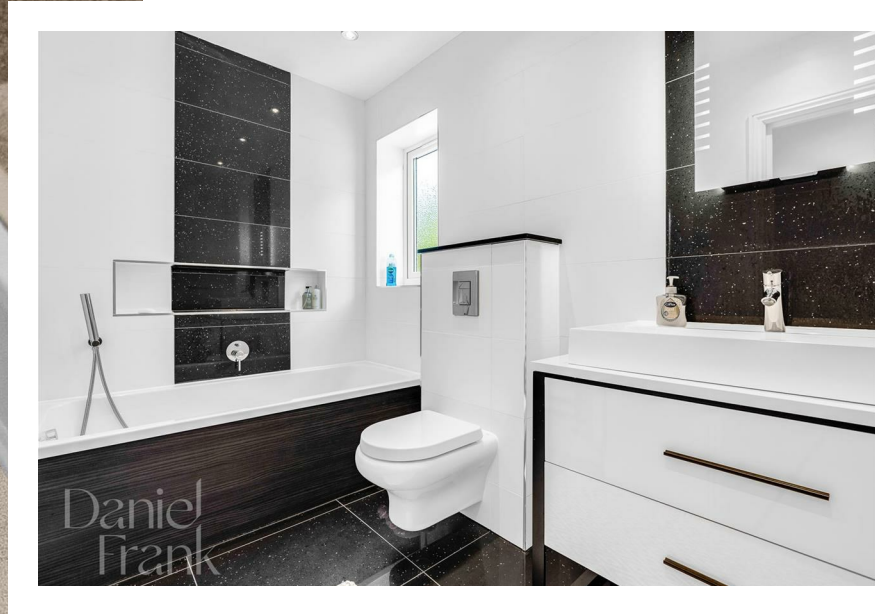
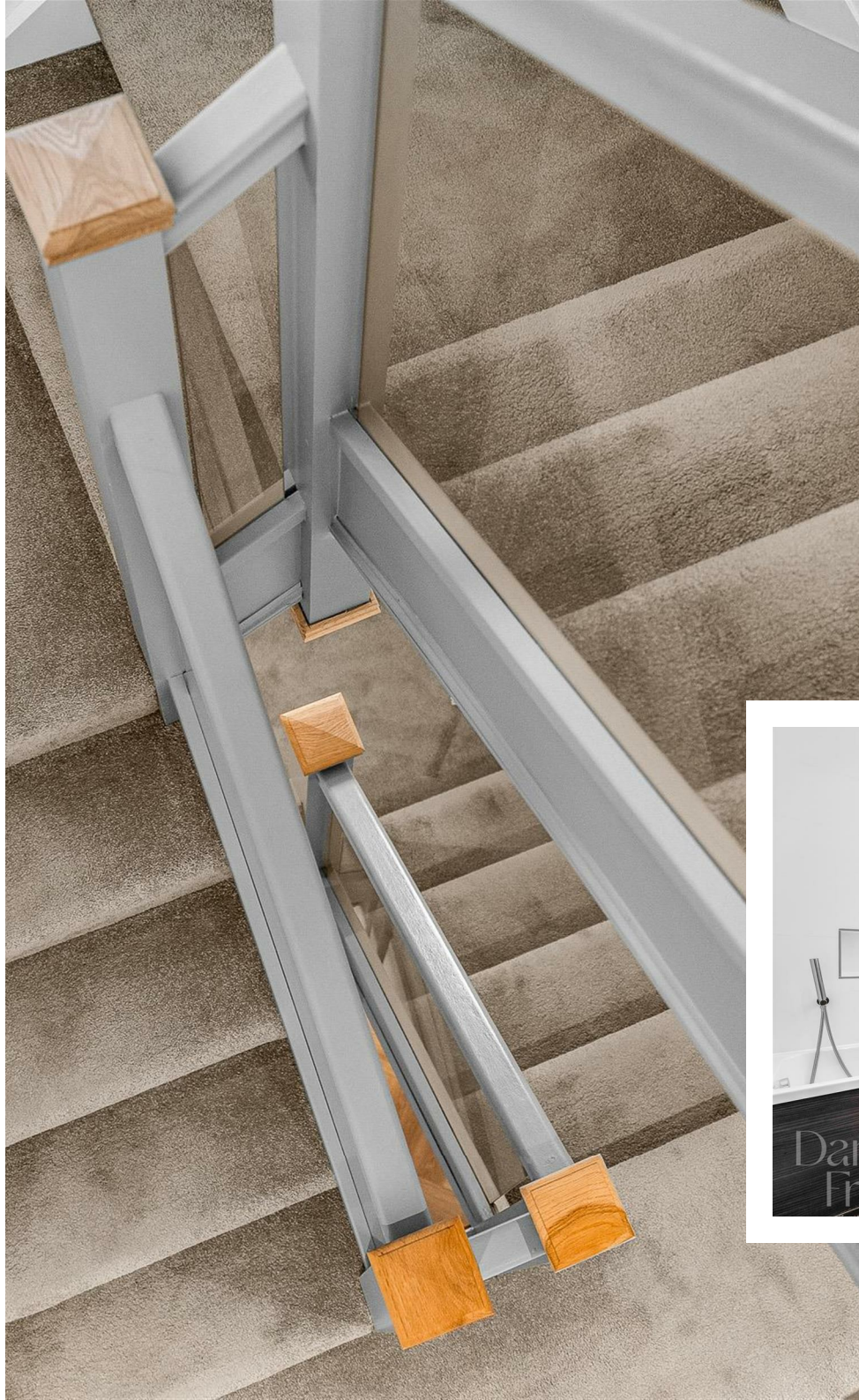






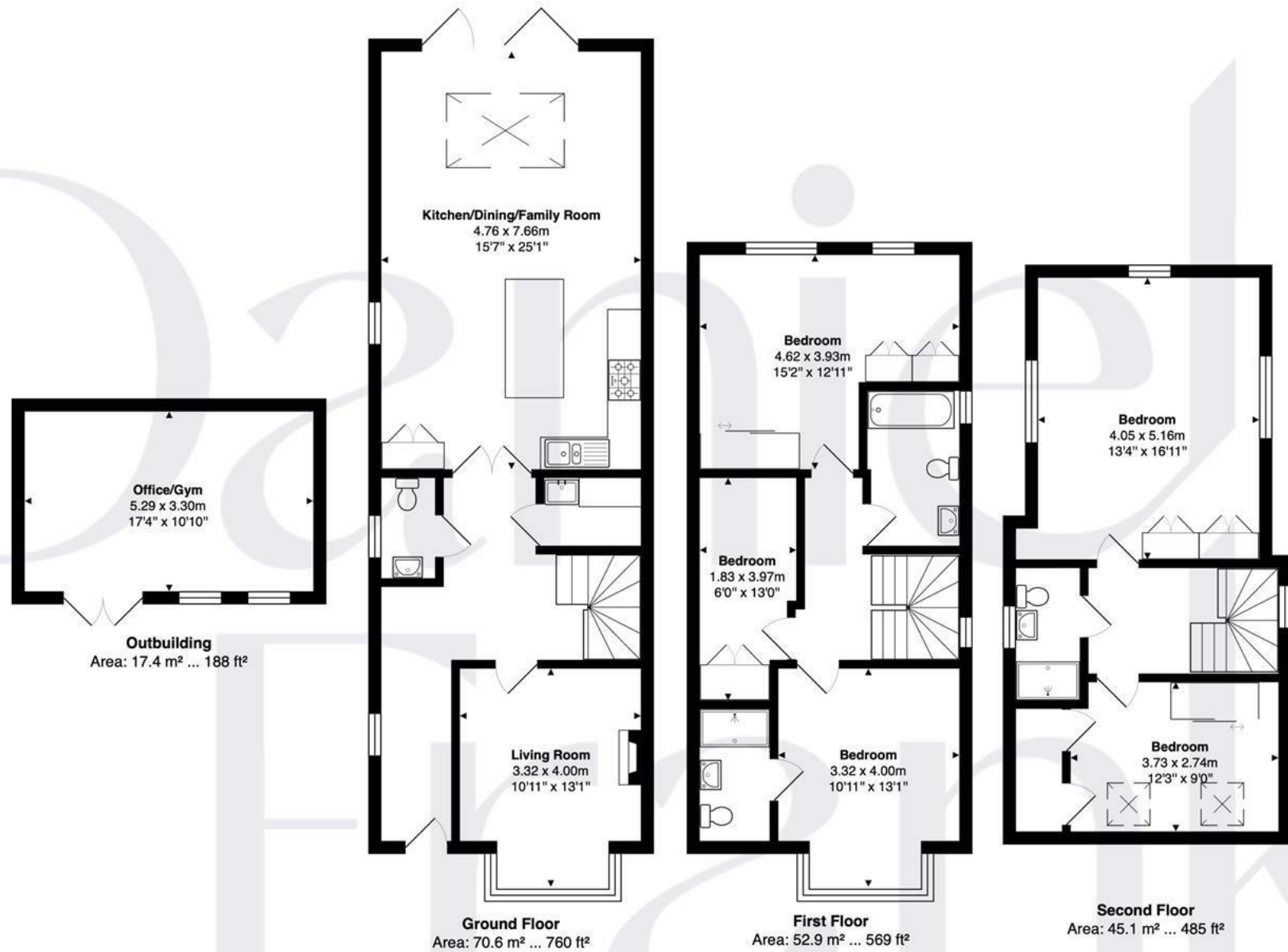
Your Next Chapter





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Total Area: 186.0 m<sup>2</sup> ... 2003 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 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.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 71                                                                                                          | 81        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

