

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

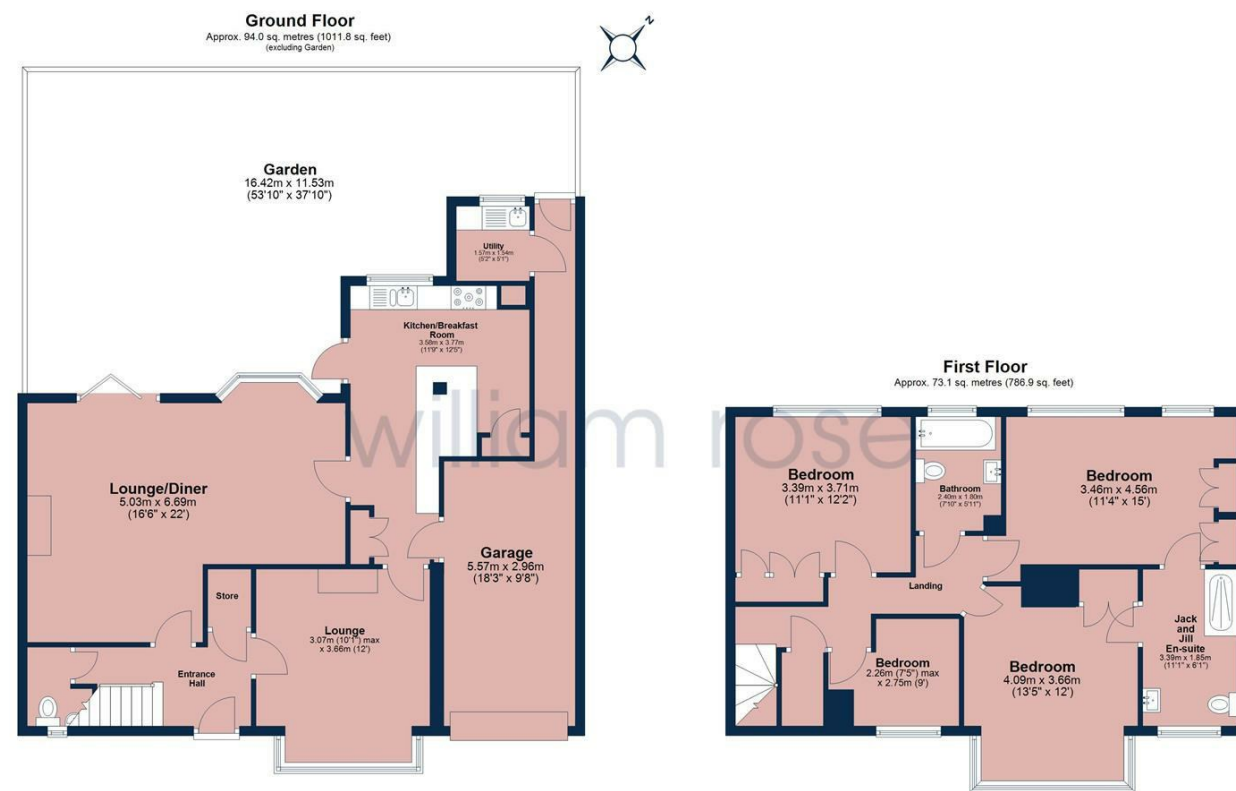
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



## 18 The Uplands, Loughton, IG10 1NH

Offers Over £1,200,000

- Elegant 4 bedroom house
- No chain
- 2 bathrooms
- Close to Central Line station
- Excellent schools close by
- Prime location
- Separate utility room and integral garage
- Off-street parking
- Short walk to High Road
- Excellent condition



Total area: approx. 167.1 sq. metres (1798.7 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.

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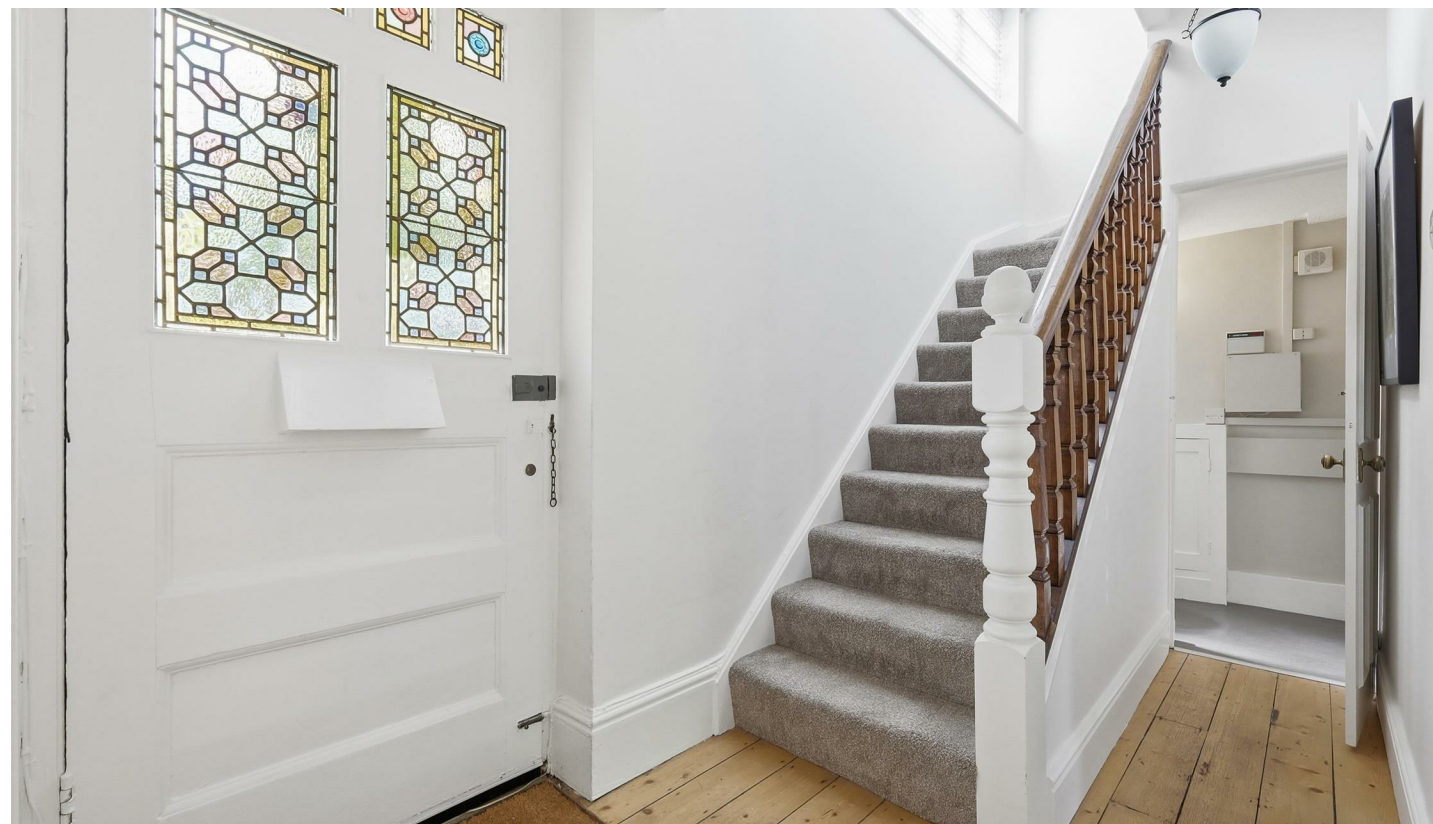
The Uplands

## 18 The Uplands, Loughton IG10 1NH

Set within one of Loughton's most sought-after residential turnings, this elegant four bedroom detached residence on The Uplands offers beautifully balanced accommodation, a mature rear garden, and excellent family living, all presented in good condition throughout.



Council Tax Band: G



Offered to the market chain free, the property represents a rare opportunity to acquire a home of both character and practicality in a prime location. The ground floor unfolds from a welcoming entrance hall into a refined front reception room, seamlessly flowing into a generous dining area, creating a superb space for both formal entertaining and forms the true heart of the home with direct access to the patio, perfect for indoor-outdoor living during the warmer months. To the rear, the kitchen/breakfast room works for everyday family life, thoughtfully arranged and enjoying an attractive outlook over the garden,. A separate utility room provides further functionality, while the integral garage offers valuable storage or potential for future adaptation, subject to the usual planning consents.

Upstairs, the property continues to impress with four well appointed bedrooms arranged around a central landing. Two of the bedrooms benefits from having access to a Jack and Jill en-suite, while the remaining bedrooms are served by a well presented family bathroom. The overall layout offers excellent flexibility, ideal for modern family requirements, including home working or guest accommodation.

Externally, the rear garden is a particular highlight, thoughtfully landscaped and mainly laid to lawn, complemented by a patio seating area ideal for al fresco dining and entertaining. Mature planting and established borders provide a sense of privacy and tranquility. To the front, the property benefits from off-street parking and access to the garage, completing this highly appealing home.

The Uplands is a prestigious and well regarded address, ideally positioned for access to Loughton's vibrant high street, offering an array of boutique shops, restaurants, and cafés. Loughton Underground Station (Central Line) provides swift and direct access into Central London, making it an excellent choice for commuters. The area is also renowned for its outstanding schooling and immediate proximity to Epping Forest, offering acres of protected green space for recreation and leisure.

**Disclaimer**  
FREEHOLD

EPC Rating: TBC  
Council Tax Band: G - Epping Forest

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.