

Daniel
Frank





38 Hillcrest Road Loughton, IG10 4QQ

This impressive five double bedroom family home offers generous living space and enjoys a fantastic location within easy reach of local amenities and transport links.

The home features original parquet flooring and offers a bright, spacious open-plan kitchen/dining room, complete with ample storage, extensive worktop space, and a Rangemaster cooker - perfect for both everyday living and entertaining. A separate utility room adds practicality, while the ground floor also benefits from a large living room and a versatile study, both with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. A convenient downstairs WC with a shower completes the ground floor.

Upstairs, the property offers a superb master suite with fitted wardrobes, a dressing room, and an en-suite bathroom featuring a shower and a spa bath. There are four additional double bedrooms, one of which benefits from an en-suite shower room, along with a well-appointed family bathroom serving the remaining bedrooms.

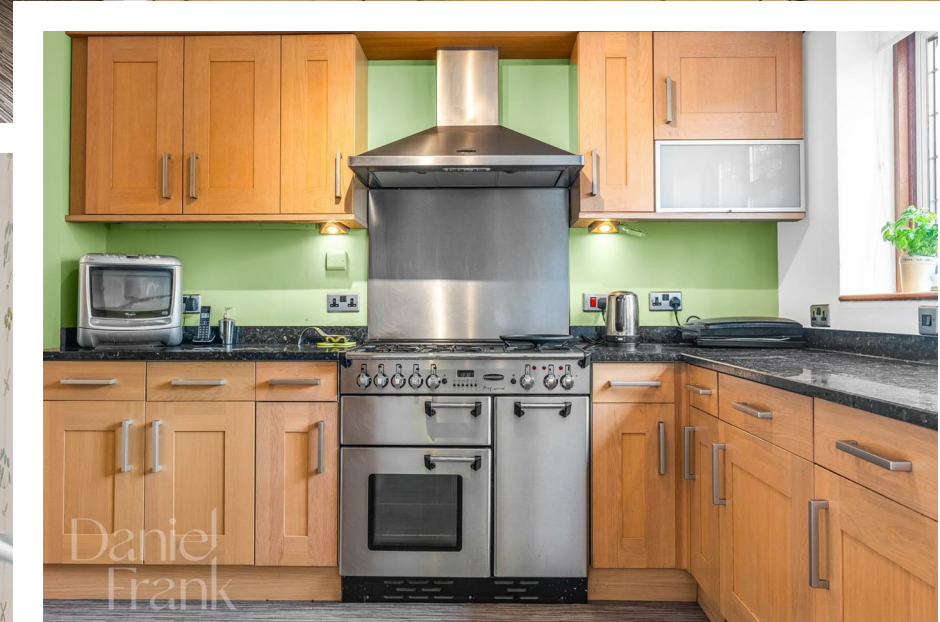
Externally, the property boasts a substantial rear garden with a large patio area and expansive lawn. The garden also features a concealed kitchen garden with raised beds, a greenhouse, a shed, and fruit trees. To the front, there is a large driveway providing parking for multiple vehicles, as well as a garage.

This property is ideally located just 0.6 miles from Loughton Central Line Station and within walking distance of Linders Field, a beautiful open green space perfect for walks and outdoor enjoyment. Loughton High Road is also nearby, offering a wide range of shops, restaurants, cafés, and local amenities.

EPC to be confirmed.

Tenure Freehold
Council Epping Forest





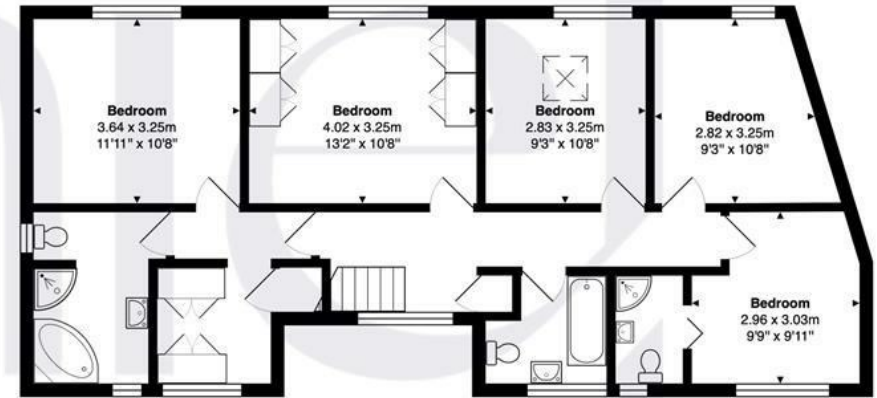
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 110.3 m² ... 1187 ft²



First Floor
Area: 86.3 m² ... 929 ft²

Total Area: 196.6 m² ... 2116 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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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.

EPC - To be confirmed.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

