

Daniel
Frank





8 Ollards Grove Loughton, IG10 4DW

This beautifully presented four-bedroom detached property offers a perfect combination of space, style, and modern living, ideal for families.

The ground floor features a welcoming entrance hall leading to the formal living room which boasts wooden flooring, a feature fireplace, and plenty of natural light, creating a warm and inviting space. The modern kitchen/dining room is thoughtfully designed with ample storage and an AGA, flowing seamlessly into a light-filled conservatory that opens onto the well-maintained rear garden. A separate utility room and cloakroom complete the downstairs layout.

Upstairs, the property offers a large master bedroom with fitted wardrobes and an en-suite shower room, accompanied by three further double bedrooms and a contemporary family bathroom.

Externally, the home benefits from a garage and plenty of private off-road parking, providing practicality alongside its generous living space.

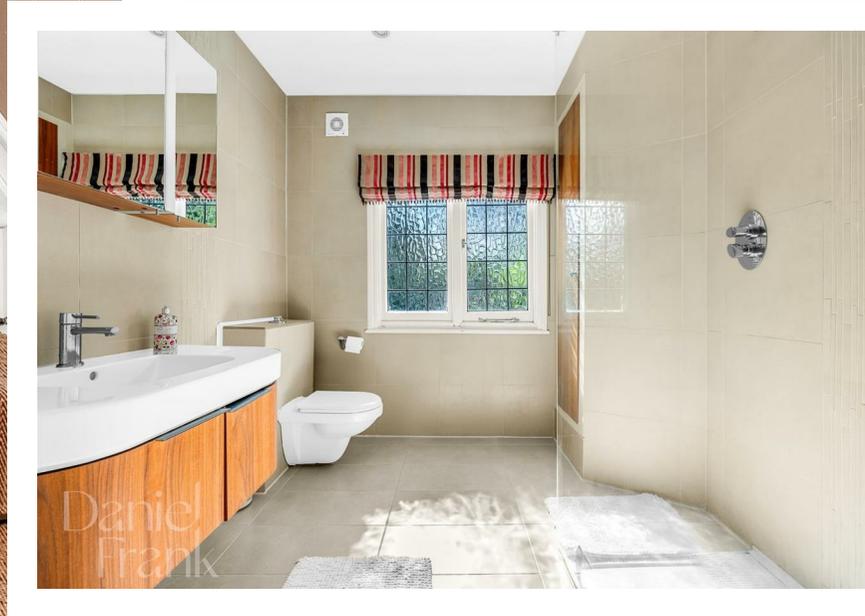
Ollards Grove stands as one of Loughton's most sought-after roads, ideally situated in close proximity to Epping Forest, the High Road, and Loughton Central Line station. A plethora of shops, cafes, restaurants, and pubs are easily accessible.

Tenure Freehold
Council Epping Forest

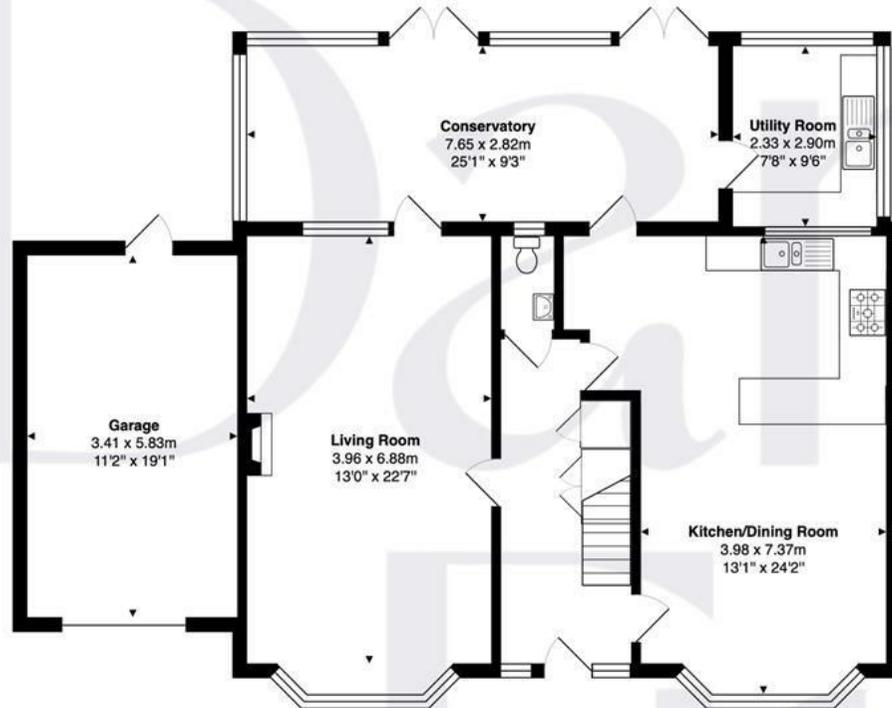




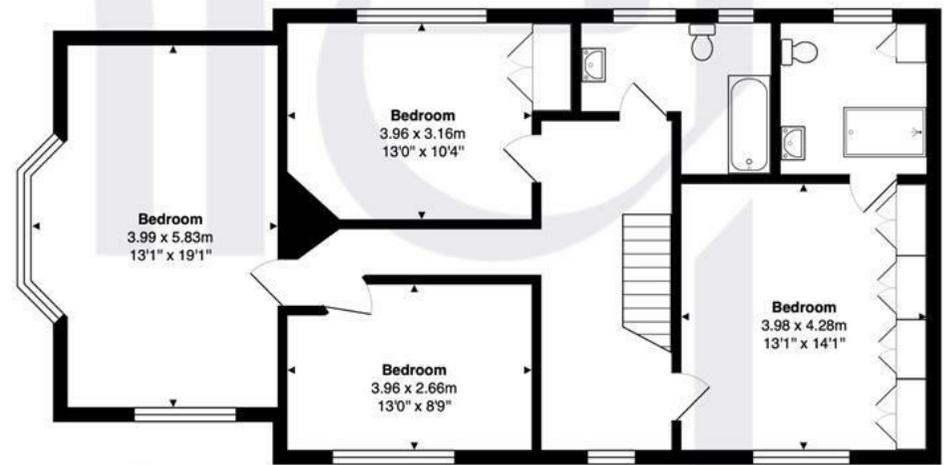
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 125.7 m² ... 1353 ft²



First Floor
Area: 92.4 m² ... 995 ft²

Total Area: 218.1 m² ... 2348 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.

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			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	