

Daniel  
Frank





## 34 Ollards Grove Loughton, IG10 4DW

Situated on the highly sought-after Ollards Grove, this impressive four-bedroom detached family home offers generous living accommodation throughout and is ideally located within easy reach of Epping Forest, Loughton High Road, and Loughton Central Line Station.

Upon entering, you are welcomed by a grand entrance hallway with high ceilings and attractive wooden flooring, creating an immediate sense of space and elegance. To the front of the property is a large and inviting living room, alongside a substantial office space, perfect for those working from home. To the rear, the bright and airy family room features an elegant fireplace and French doors opening onto the beautifully maintained rear garden.

The heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed with ample storage, a breakfast bar, large central island, and integrated appliances. Further benefits include a separate utility room and additional doors leading directly onto the garden, creating the perfect space for entertaining and family living. A downstairs WC completes the ground floor.

Upstairs, the spacious landing area enhances the sense of openness on the first floor. The impressive

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

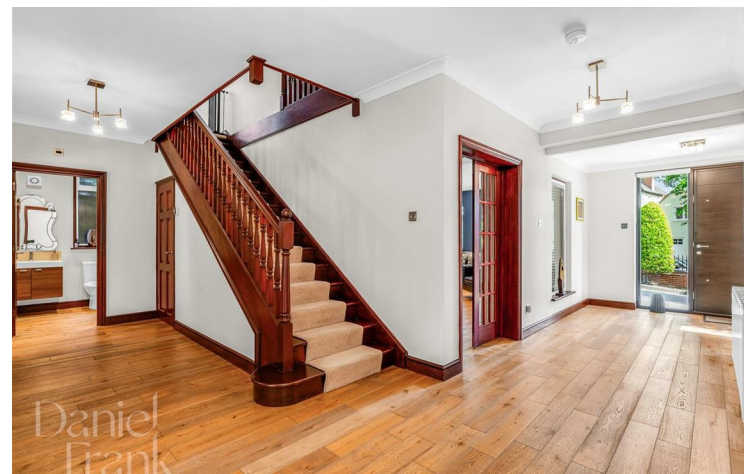




principal bedroom boasts a dressing room and a large ensuite bathroom. The remaining three bedrooms are all generously sized and benefit from fitted wardrobes and are served by a well-appointed family bathroom.

Externally, the property offers a substantial south-facing rear garden with a patio seating area, well-maintained lawn, and a garden shed providing additional storage. To the front, a large carriage driveway offers off-road parking for multiple vehicles.

Perfectly positioned close to excellent local amenities, including an array of shops, cafes, restaurants, pubs, and highly regarded state and private schools, this exceptional family home combines space, style, and convenience in one of Loughton's most desirable locations.



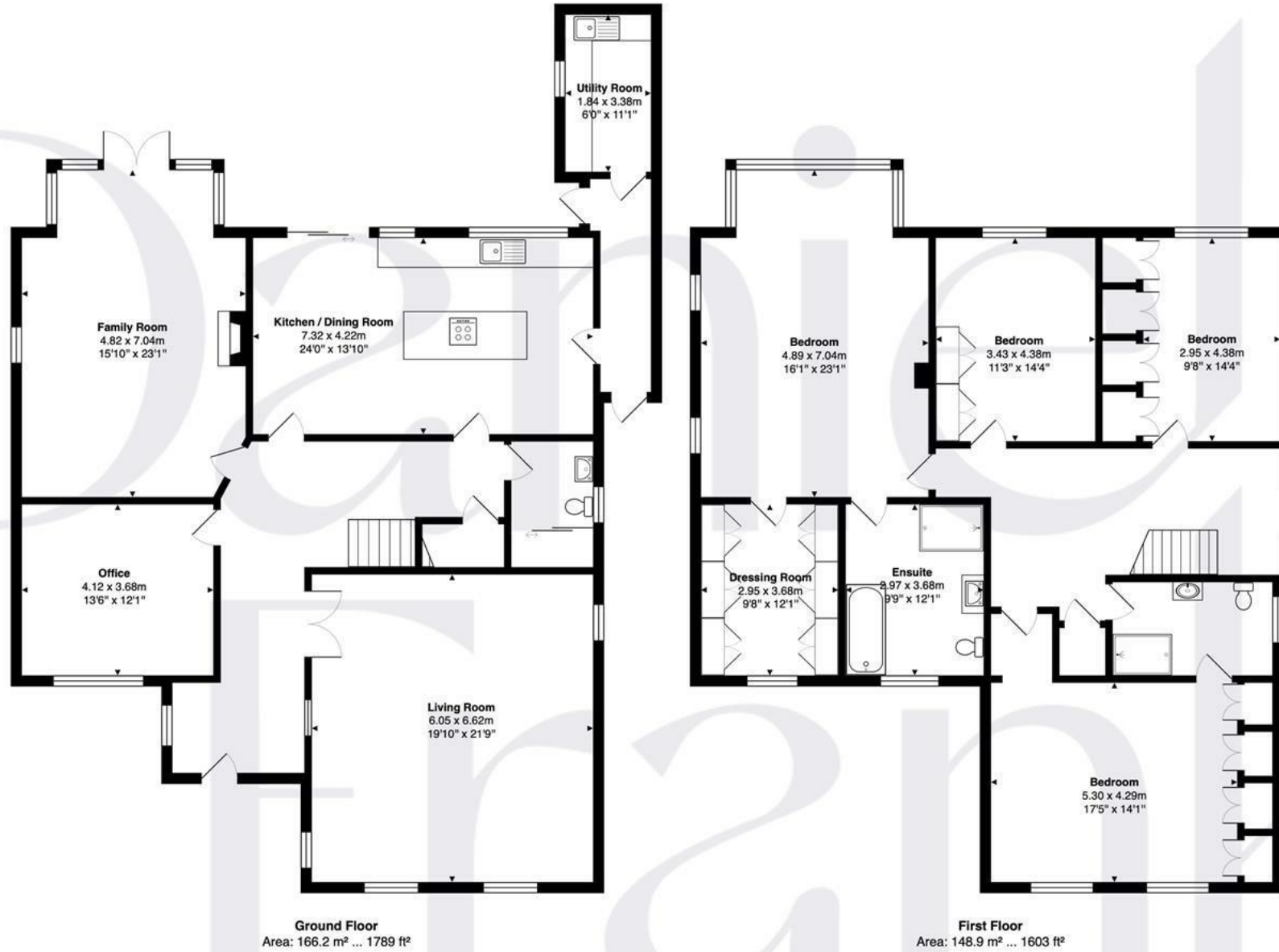


Your Next Chapter





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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		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		