



P R I M E R E S I D E N T I A L

P R E S E N T S

Hillcrest Road, Loughton



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Located on one of Loughton's most peaceful sought – after turnings this beautiful detached four double bedroom family home is within walking distance to nearby fields, forestland, Loughton Central Line Station and the High Road with its wide selection of shops and eateries. The internal accommodation is arranged over two floors with the ground floor comprising of bright entrance hall, formal living with attractive bay window, spacious open plan kitchen / breakfast / dining area leading into the family TV room. The kitchen consists of a Belling Range, integrated appliances, central island, bi – folds giving access to the raised decking entertaining area, utility room, internal door to the attached garage and cloakroom. The first floor offers master bedroom with fitted wardrobes and en-suite, second double bedroom with bay window and en-suite, double bedroom with TV Lounge, double bedroom with fitted wardrobes, study and family shower room with underfloor heating. Externally the rear garden has well kept borders with lighting, shed, laid to lawn and at the far end of the garden there is a large outer building with electricity which is currently being used as a gym with plumbing already installed for a shower room if required. There are two side accesses with the front driveway facilitating ample off- street parking. Early viewing is highly recommended and strictly by appointment only.



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Sqft 2671.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band F

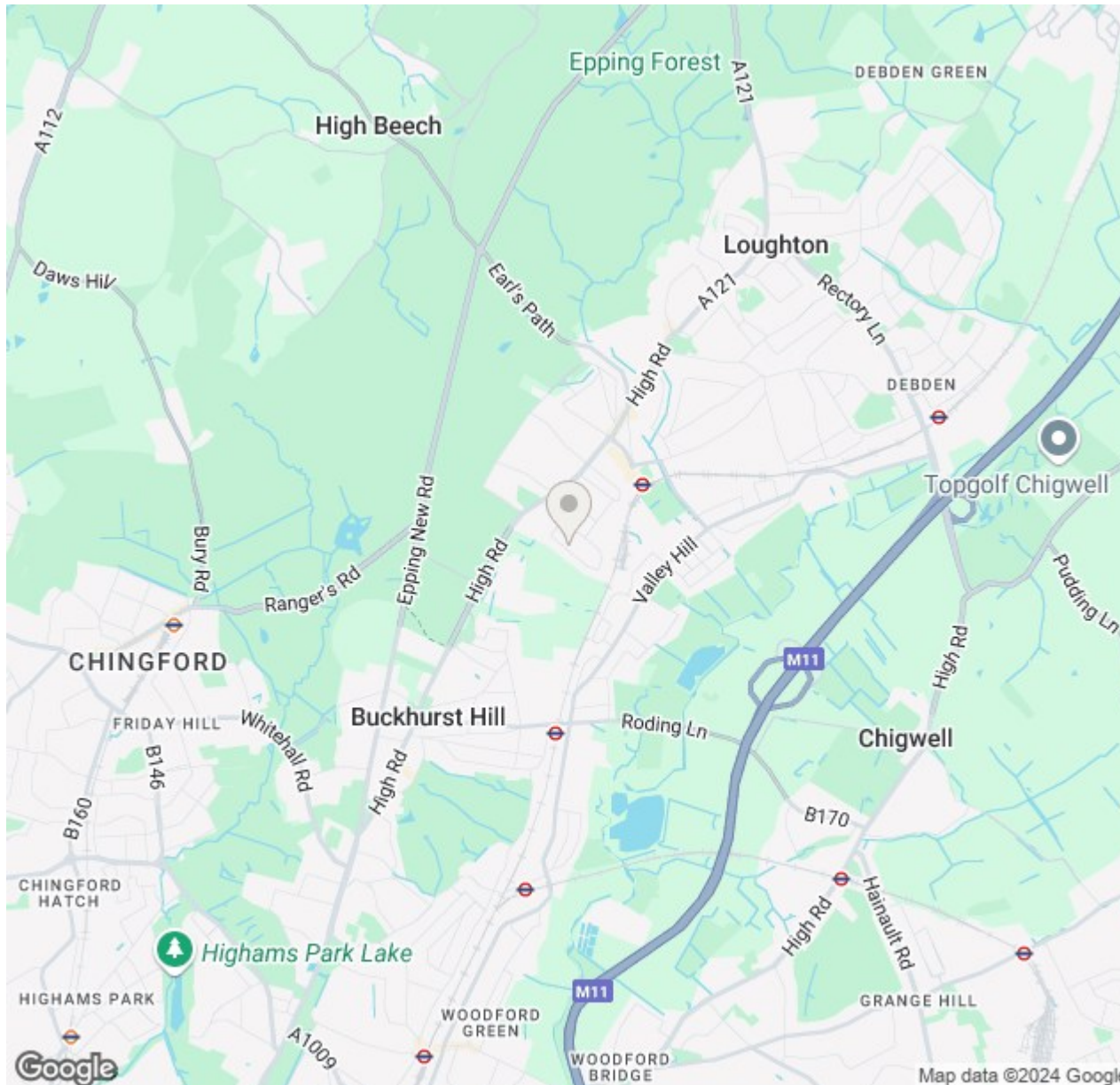








MAP & EPC

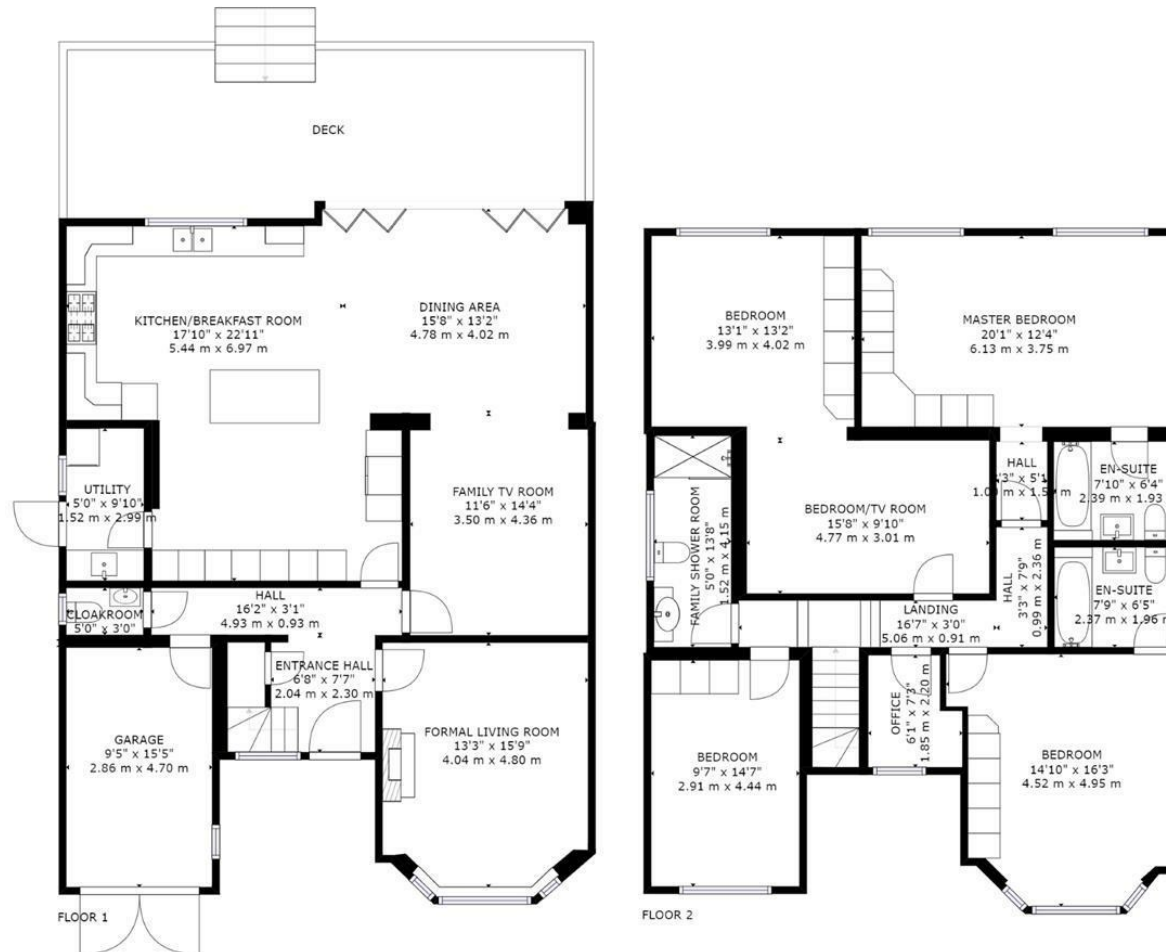


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		60	78
England & Wales		EU Directive 2002/91/EC	



PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1192 sq ft, 111 m², FLOOR 2: 1334 sq ft, 124 m²
 EXCLUDED AREAS: GARAGE: 145 sq ft, 13 m²
 TOTAL: 2526 sq ft, 235 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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