



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

P R E S E N T S

Church Hill, Loughton



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NO THROUGH PRIVATE DRIVEWAY

Church Hill, Loughton



We are proud to welcome this exquisite Edwardian detached house located in the charming Church Hill, Loughton. This stunning property boasts 4 spacious bedrooms, perfect for a growing family or those who love to have guests over. With 4 reception rooms, there is ample space for entertaining or simply relaxing in style.

Initially on entering the home, via an entrance door with stained glass detail, the entrance hall provides access to the sitting room, dining room and kitchen/breakfast room whilst the staircase rises to the first floor.

The sitting room has a front aspect via a bay window, whilst the Minster fireplace has a gas flamed coal effect fire and adjacent bespoke display units. A working open fireplace can be found within the dining room which also has a front aspect via a further bay window.

Undoubtedly a special feature of the property is the sound proofed cinema room, which is a must for the movie enthusiast.

The kitchen/breakfast room has a modern atmosphere and provides access via French doors to the rear garden whilst the utility room and garden room are directly off the kitchen. A truly remarkable water feature can be found in the garden providing a tranquil sitting area for anyone looking to soak up the scenic atmosphere.

To the first floor are three bedrooms, a bathroom with separate w.c and an en-suite bathroom with shower to bedroom one. A staircase from the first floor landing rises to the second floor where the fourth bedroom and attic study/office can be found.

The garage is double length and parking for one car is provided directly in front of the garage.

Don't miss the opportunity to make this Edwardian masterpiece your own! Viewings are strictly by appointment only so please contact us on 0208 0165 333 to book now.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2679.00 sq ft	Type House - Detached	Style Edwardian
Bedrooms 4	Receptions 4	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band G

PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 142 m², 1539 SQ FT, FIRST FLOOR: 80 m², 861 SQ FT, SECOND FLOOR: 26 m², 279 SQ FT
 EXCLUDED AREA: GARAGE: 21 m², 222 SQ FT
 TOTAL: 248 m², 2679 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



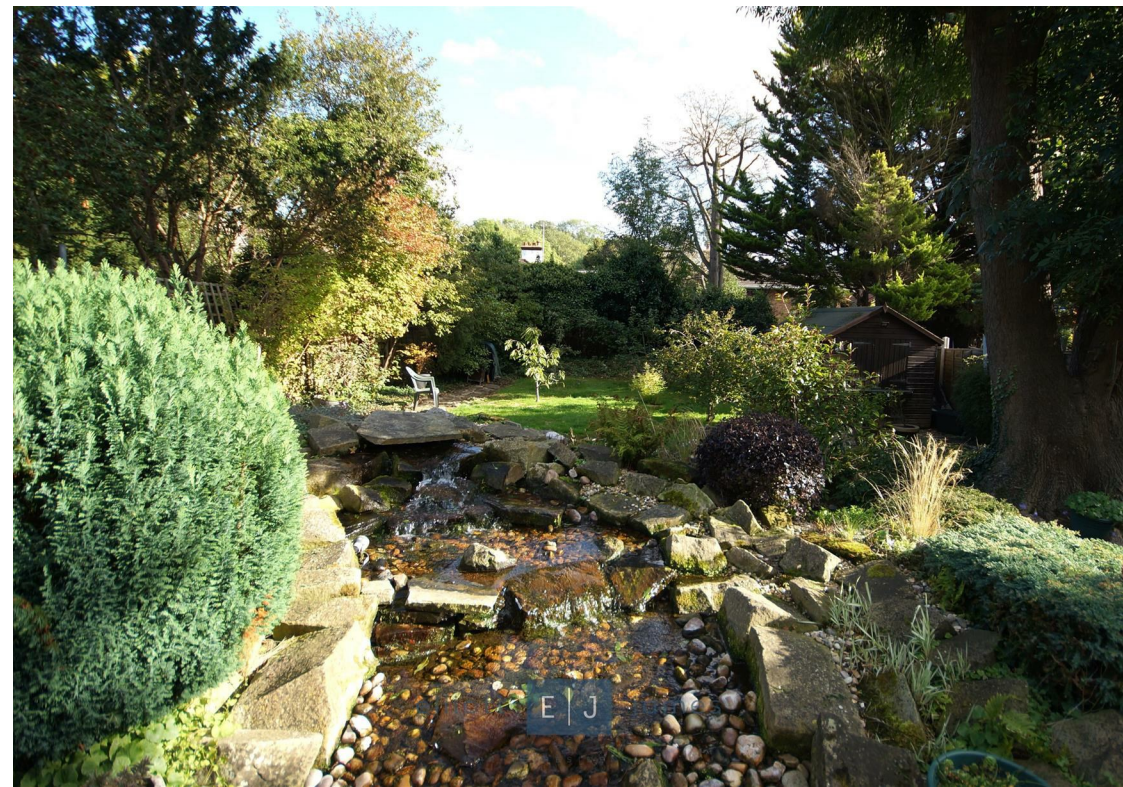
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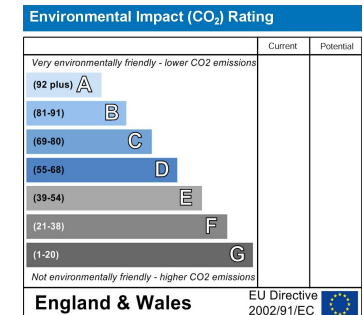
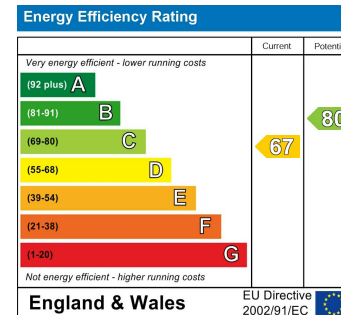
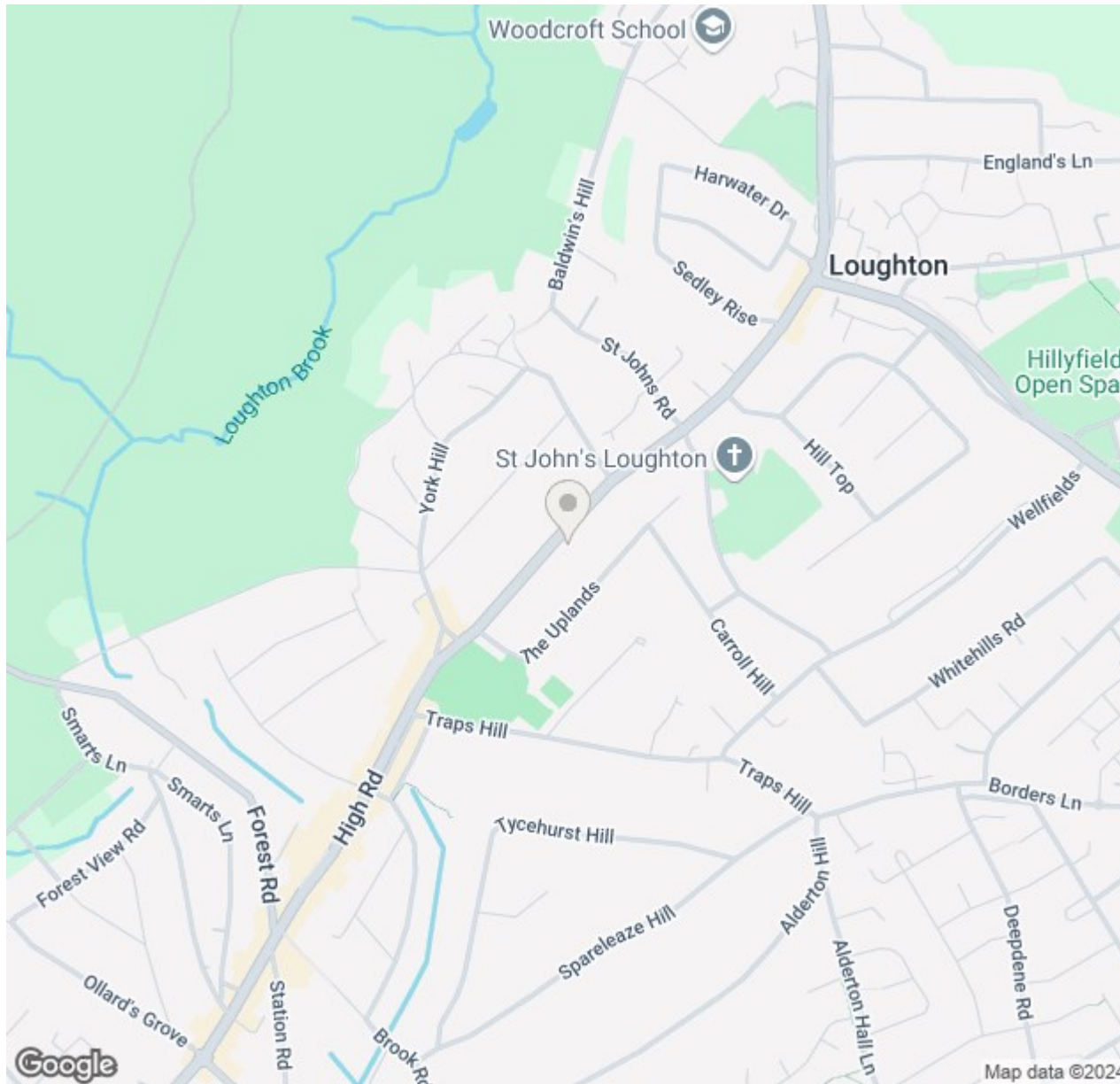


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MAP & EPC



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