



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

P R E S E N T S

Carroll Hill, Loughton



## Carroll Hill, Loughton



New to the market this Four Bedroom detached family residence is located within easy walking distance to Loughton Central Line station and the High Road with its wide variety of eateries and individual shops. The property sits on an exceptionally large plot and offers the opportunity to extend the property at the rear and to the side. The property is well presented and is drenched in natural sunlight with attractive original features. The ground floor comprises of a welcoming entrance hall, cloakroom, formal reception room with beautiful bay window and central fireplace, dining room with central fireplace, conservatory, study, kitchen / breakfast room with fitted appliances, utility room with patio doors onto the rear garden patio and internal door to the attached garage. The first floor offers a stunning galleried landing, master bedroom with dressing room and en-suite shower room, double bedroom with adjacent studio room, two further bedrooms and large family bathroom. The private rear 185ft garden includes a large patio area, mature planted borders, sheds and laid to lawn. To the front of the property the carriage driveway offers parking for numerous vehicles. Early viewing is highly recommended and is strictly by appointment only.



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With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



**Heidi Foster MNAEA**

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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 2660 - including the garage	Type House - Detached	Style 1930's
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band H



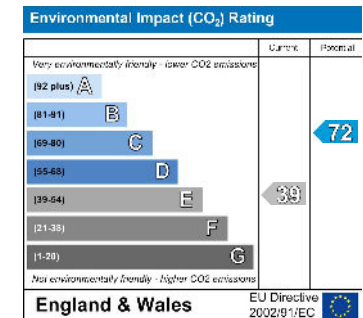
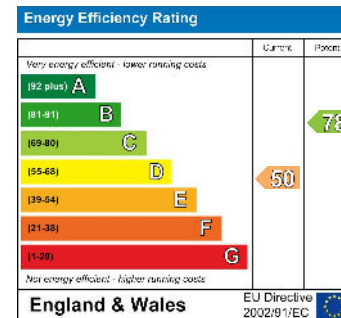
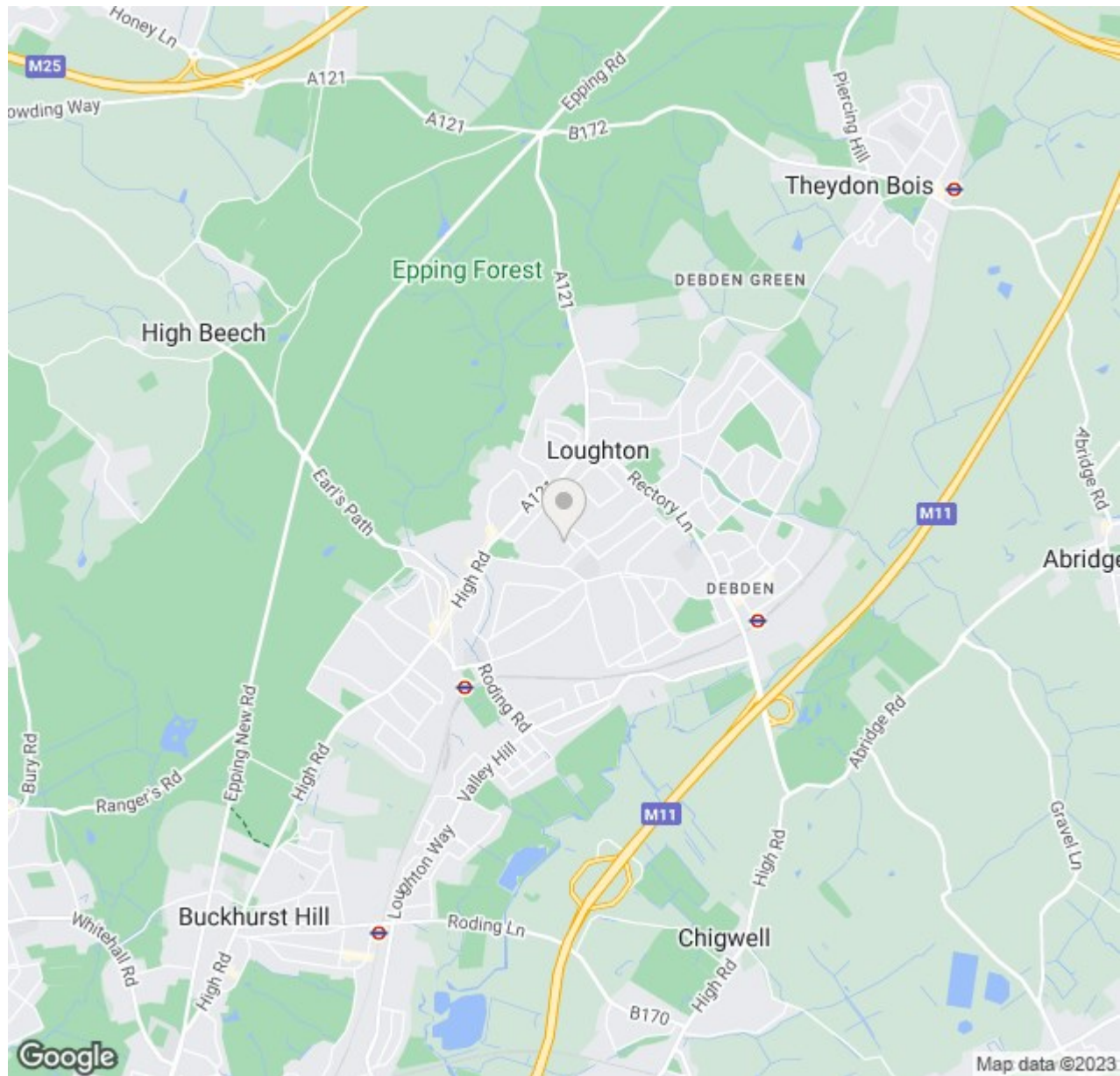






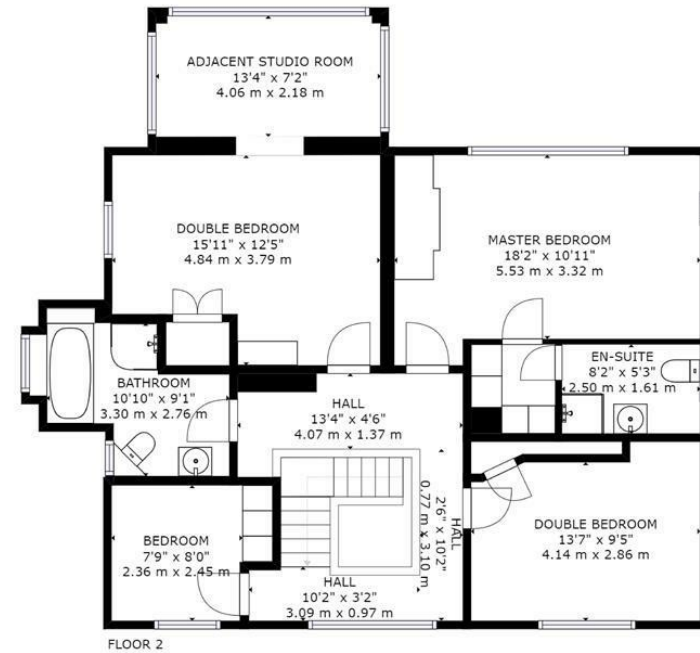
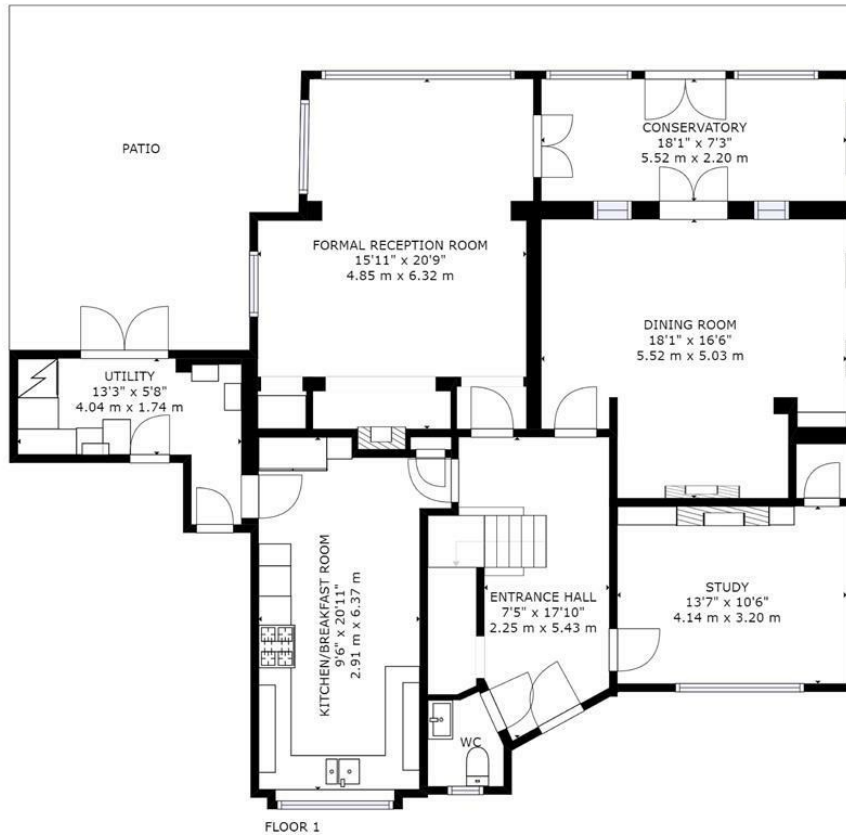


# MAP & EPC





# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1275 sq ft, 118 m<sup>2</sup>, FLOOR 2: 1085 sq ft, 101 m<sup>2</sup>  
 EXCLUDED AREAS: , CONSERVATORY: 131 sq ft, 12 m<sup>2</sup>  
 TOTAL: 2360 sq ft, 219 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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