



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

P R E S E N T S

Tycehurst Hill, Loughton



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Nestled in the esteemed Tycehurst Hill, Loughton, this remarkable detached family home offers an impressive 5,432 square feet of living space, making it an ideal sanctuary for those seeking both comfort and luxury. Built in 1977, this property has been meticulously maintained, ensuring that it remains a splendid residence for modern living.

The house boasts five spacious reception rooms, providing ample space for entertaining guests or enjoying quiet family time. With five well-appointed bedrooms and five bathrooms, this home caters to the needs of a growing family, offering privacy and convenience for everyone.

The property is set back from the road with a gated entrance, enhancing both security and parking options. The expansive grounds include a detached garage, as well as a separate sauna and gym, perfect for those who value fitness and relaxation in their daily lives.

Situated in one of Loughton's most prestigious roads, this home is conveniently located near local amenities, lush forest areas, and the central line station, making it easy to access the vibrant offerings of the surrounding area.

This exceptional property presents a rare opportunity to acquire a spacious and well-appointed family home in a sought-after location. Whether you are looking to entertain, relax, or enjoy the nearby natural beauty, this residence is sure to meet your every need.



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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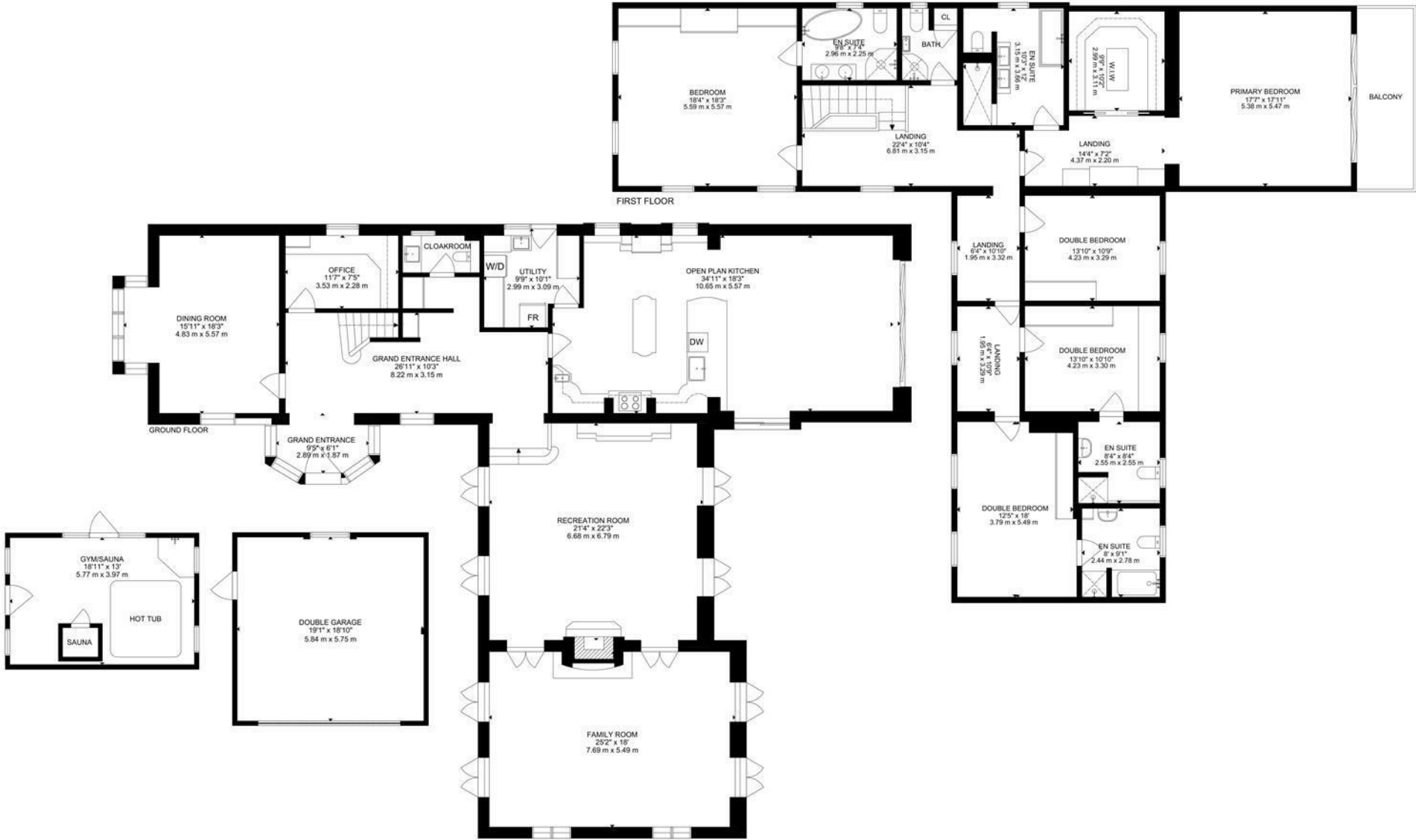
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Sqft 5432.00 sq ft	Type House - Detached	Style 1970's
Bedrooms 5	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority	Tax Band F

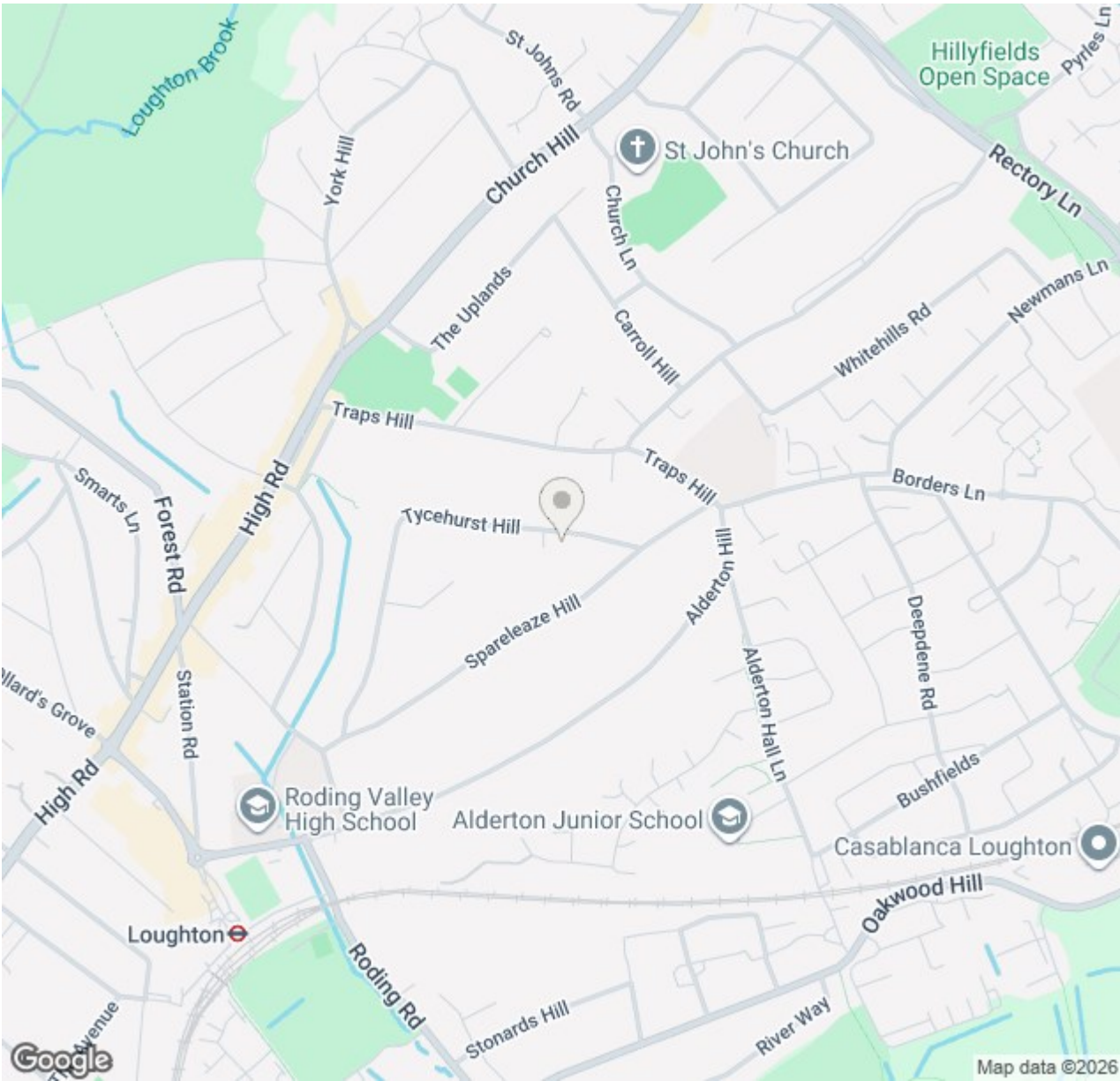
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 2443 SQ FT, 227 m²; FIRST FLOOR: 2389 SQ FT, 222 m²
EXCLUDED AREAS: GARAGE: 355 SQ FT, 33 m²; SAUNA/GYM: 236 SQ FT, 22 m²
TOTAL: 4832 SQ FT, 449 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
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		
England & Wales	EU Directive 2002/91/EC	

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