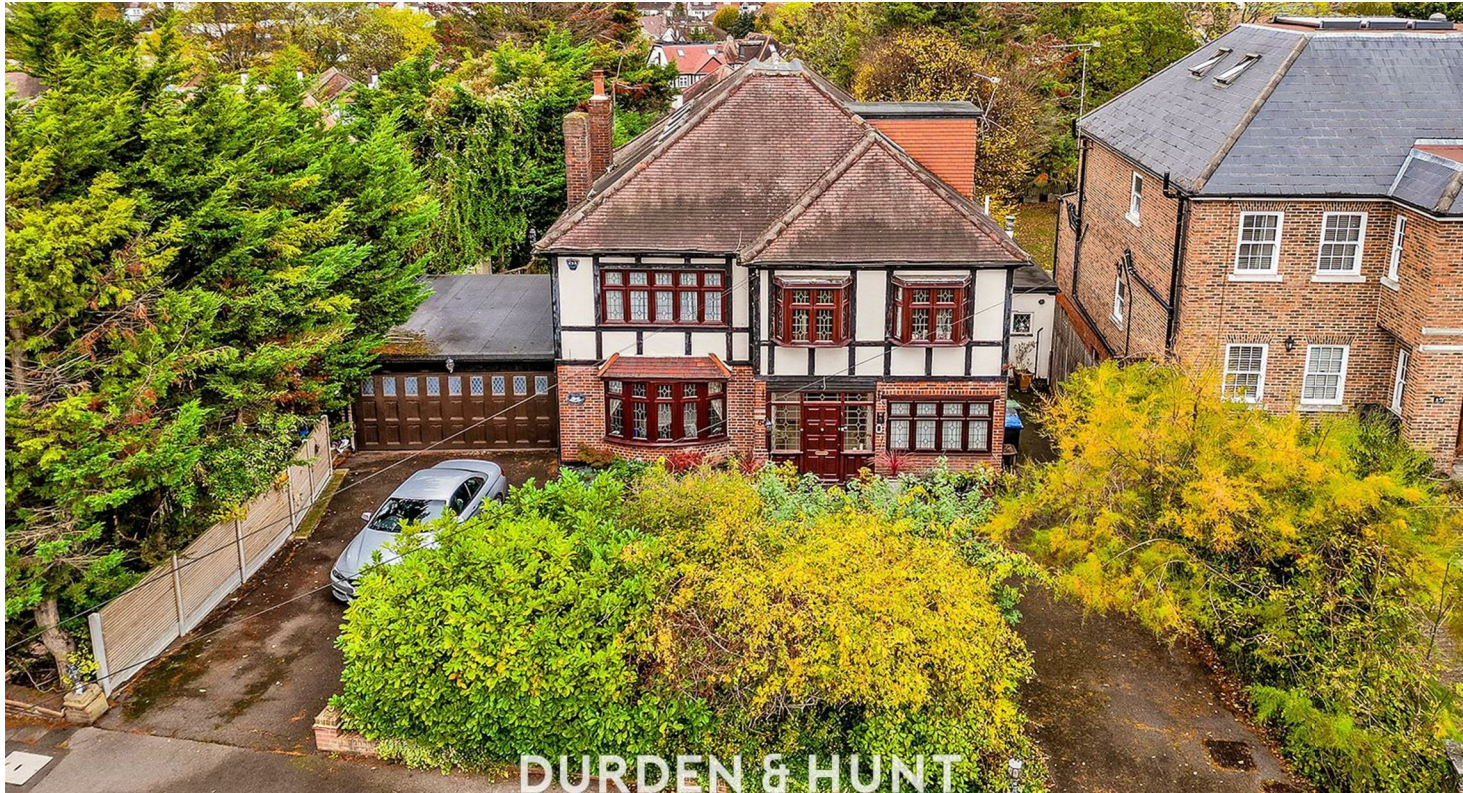


DURDEN & HUNT

INTERNATIONAL



Spareleaze Hill, Loughton, IG10

Asking Price £1,700,000

- Desirable Location
- Garage & Carriage Driveway
- Dedicated Home Office
- Five Bedrooms, Three With En Suites
- Excellent Transport Links
- Expansive Garden
- Multiple Reception Rooms
- Detached Residence
- Spacious Kitchen & Breakfast Room
- Downstairs WC & Utility Room

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0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Sparelease Hill, Loughton, IG10

Desirable Location - Excellent Transport Links - Detached Residence - Garage & Carriage Driveway - Expansive Garden - Spacious Kitchen & Breakfast Room - Dedicated Home Office - Multiple Reception Rooms - Downstairs WC & Utility Room - Five Bedrooms, Three With En Suites - Contemporary Family Bathroom



Council Tax Band: G



This impressive detached residence, located in one of Loughton's most desirable neighbourhoods, offers a perfect blend of space and elegance.

The ground floor features a stylish dining room that flows seamlessly into a spacious living room, perfect for both entertaining and relaxed family living. A dedicated home office offers an ideal space for remote work, while the open plan kitchen and breakfast room form the true heart of the home. An adjoining utility room and a convenient downstairs WC complete the ground floor.

Upstairs, two generously sized bedrooms benefit from en suite facilities whilst two additional bedrooms are served by a family bathroom. The second floor is dedicated to a luxurious primary suite, complete with its own en suite bathroom, offering a private retreat.

Outside, the expansive rear garden features a raised decking area with steps leading down to a large, landscaped lawn bordered by mature shrubs, perfect for outdoor entertaining and family enjoyment. To the front, a double garage and ample off road parking complete this outstanding home.

Additionally, the property offers excellent potential for further development, subject to the necessary planning permissions (STP).

Situated in the sought after area of Loughton, this property benefits from a fantastic blend of urban convenience and natural beauty. The local high street offers a variety of boutique cafes, independent shops and restaurants, whilst the scenic Epping Forest provides endless opportunities for outdoor activities. Excellent transport links, including Loughton Station's Central Line, ensure direct access to Central London and beyond, whilst the M11 and M25 serve good road connectivity.

Contact Durden & Hunt for a viewing!

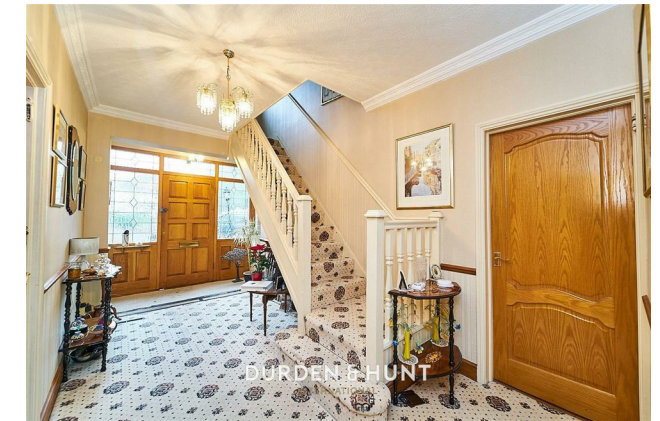
Council Band G Epping Forest

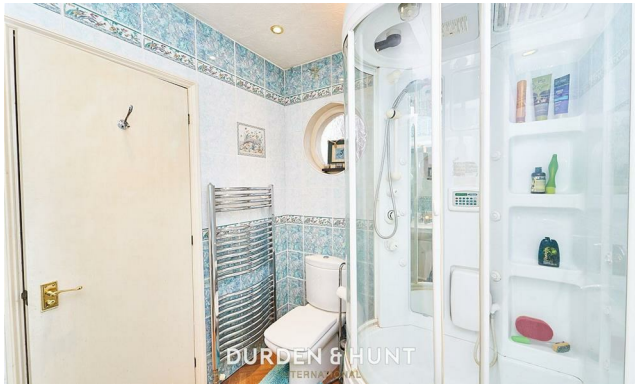
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

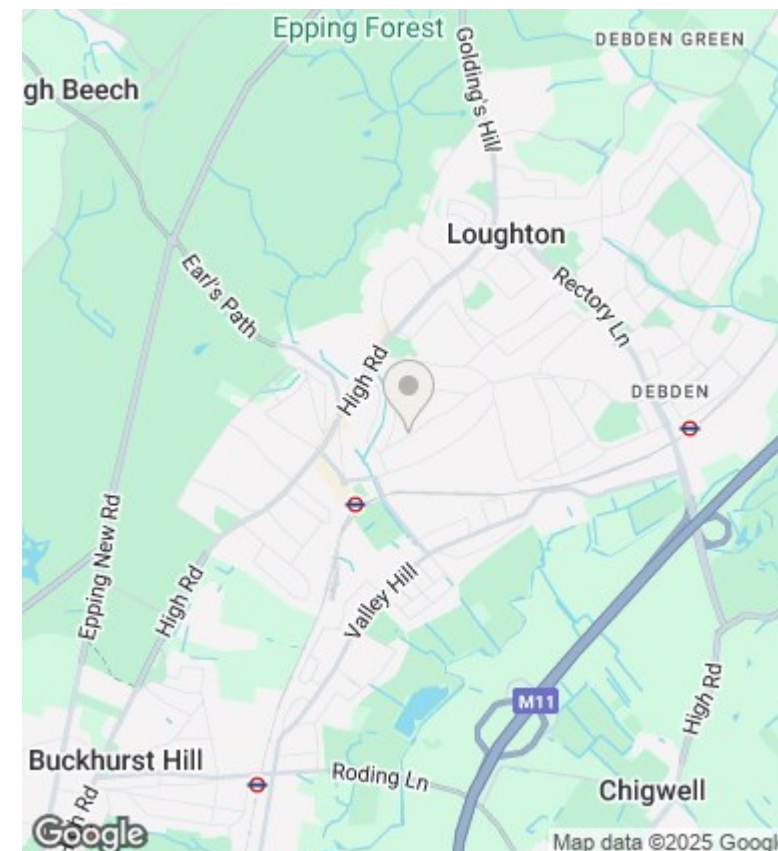
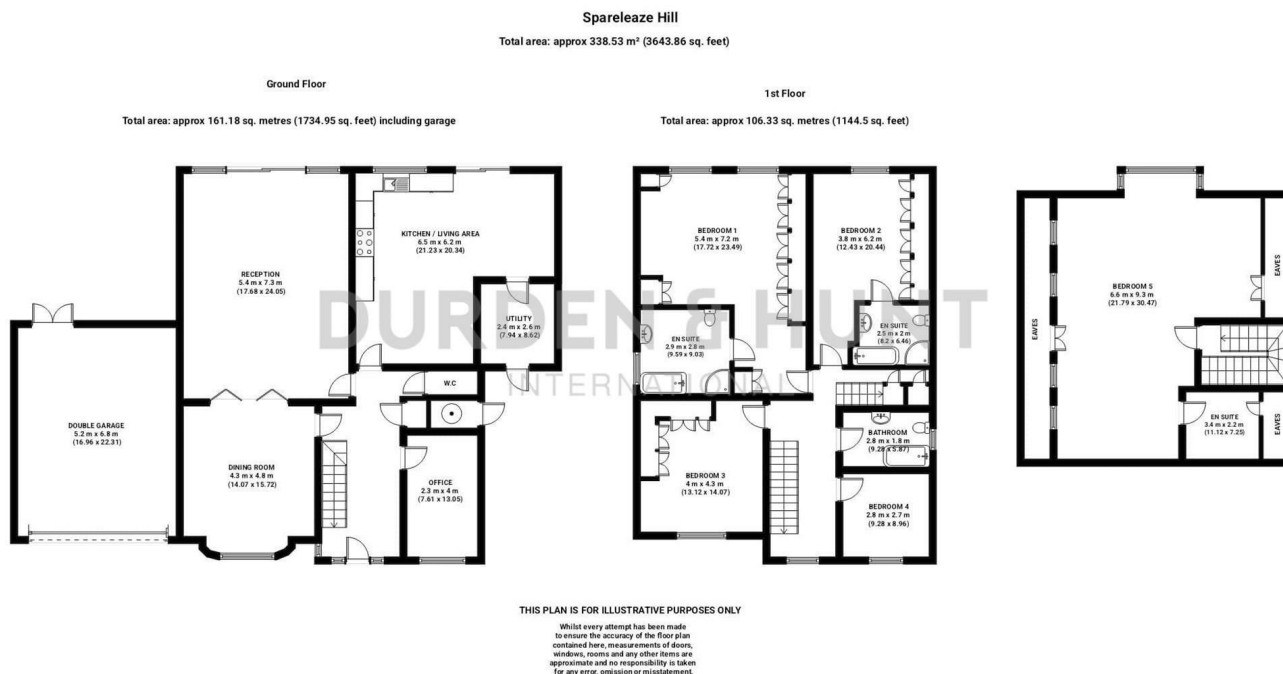
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Many of the features are owner advised and prospective buyers are advised to obtain verification before purchasing. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on



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Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	