

DURDEN & HUNT

INTERNATIONAL



Station Road, Loughton IG10

Guide Price £1,300,000

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- Exceptional 0.4 Acre Plot With Landscaped Garden
- Three Additional Well Proportioned Bedrooms
- Uniquely Designed Property Appearing on Channel 4's Extraordinary Extensions and Livingetc Magazine
- Award Winning Kitchen With Integrated Appliances, Central Island & Separate Utility Room
- Primary Bedroom With Walk In Wardrobe, En Suite & Juliet Balcony
- Ideally Located For Local Amenities, Loughton Tube Station & Ofsted 'Outstanding' Schools
- Stunning Open Plan Space With Bespoke Doors & Window Seat

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Uniquely Designed Property Appearing on Channel 4's Extraordinary Extensions and Livingetc Magazine - Ideally Located For Local Amenities, Loughton Tube Station & Ofsted 'Outstanding' Schools - Exceptional 0.4 Acre Plot With Landscaped Garden - Award Winning Kitchen With Integrated Appliances, Central Island & Separate Utility Room - Stunning Open Plan Space With Bespoke Doors & Window Seat - Three Additional Well Proportioned Bedrooms - Primary Bedroom With Walk In Wardrobe, En Suite & Juliet Balcony



Council Tax Band: E



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Nestled in the sought after commuter town of Loughton, this remarkable renovated four bedroom family residence spans three impressive floors and sits on an exceptional 0.4 acre plot.

Ideally located for Loughton Tube Station, Loughton High Street, and within the catchment area of Ofsted Outstanding schools, it offers both convenience and prestige and is available with no onward chain.

With over 2,100 sq ft of thoughtfully designed living space, the home features off street parking and a beautifully landscaped 300 ft garden. It has also gained significant recognition, appearing in leading magazines including Livingetc, House Beautiful, and more, and was showcased nationally on Channel 4's Extraordinary Extensions with Tinie Tempah.

Internally, the property captivates with a bold and vibrant colour palette, paired with exceptional architectural and interior design features. At the heart of the home lies a striking open plan kitchen, dining and elevated living area.

The beautifully curated kitchen has been finished to a high standard and features a central island, bespoke cabinetry, skylights, and uniquely shaped glass windows and doors that flood the space with natural light while framing views of the garden.

The raised living area seamlessly blends comfort with cutting edge design, complete with elegant wall panelling and sleek flooring. It is perfect for both relaxing and entertaining in a space that feels futuristic yet welcoming.

Working from home is a pleasure in the bright and spacious office, which

includes built in bookshelves and ample room for additional furnishings. A convenient utility room and a stylish WC complete the ground floor.

On the first floor, you will find three generously sized double bedrooms offering a versatile layout to suit your needs. A contemporary family bathroom, featuring a bathtub with an overhead shower, serves this level.

The second floor is dedicated to the luxurious primary suite, which boasts a walk in wardrobe, Juliet balcony with garden views, and a beautifully designed en suite bathroom complete with a walk in rain shower and additional eaves storage.

Externally, the property features an expansive garden of over 300 ft, complemented by side access, mature shrubs and a stylish patio area ideal for al fresco dining and summer entertaining.

The current owners proudly highlight the property's extensive media presence, including features in leading magazines and on popular interior design, architecture, and kitchen innovation platforms. The kitchen has also received awards for its exceptional design and functionality.

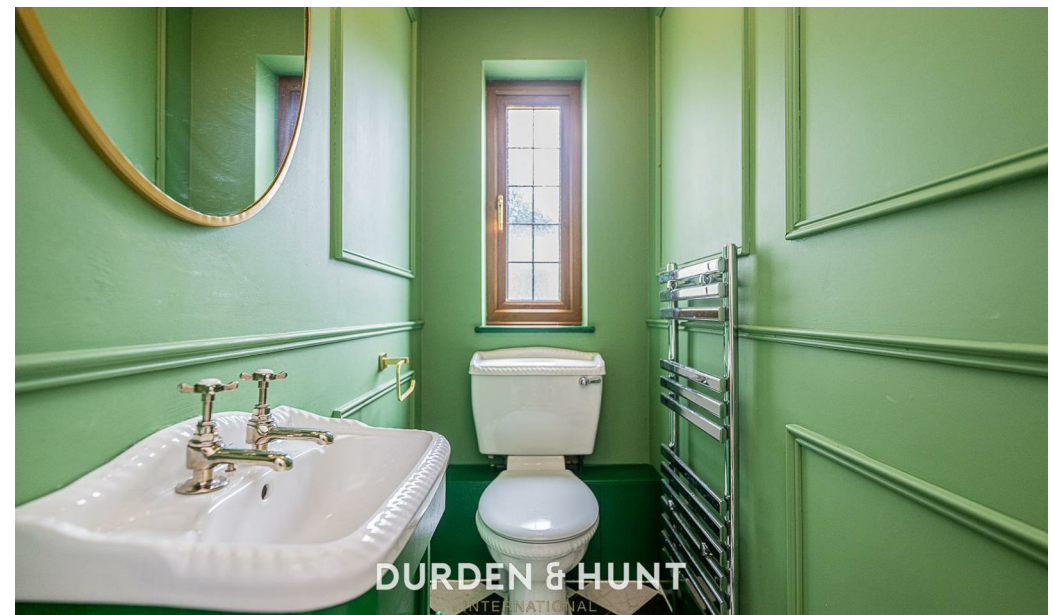
Situated in the desirable Loughton area, this property benefits from a fantastic blend of urban convenience and natural beauty. The local high street offers a variety of boutique cafes, independent shops and restaurants, whilst the scenic Epping Forest provides endless opportunities for outdoor activities. 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 E Epping Forest.

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

Please note that parts of this description have been provided by the current owner. 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. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Station Road
 Approx. Total Internal Area 2129 Sq Ft - 197.78 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 1951 Sq Ft - 181.21 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

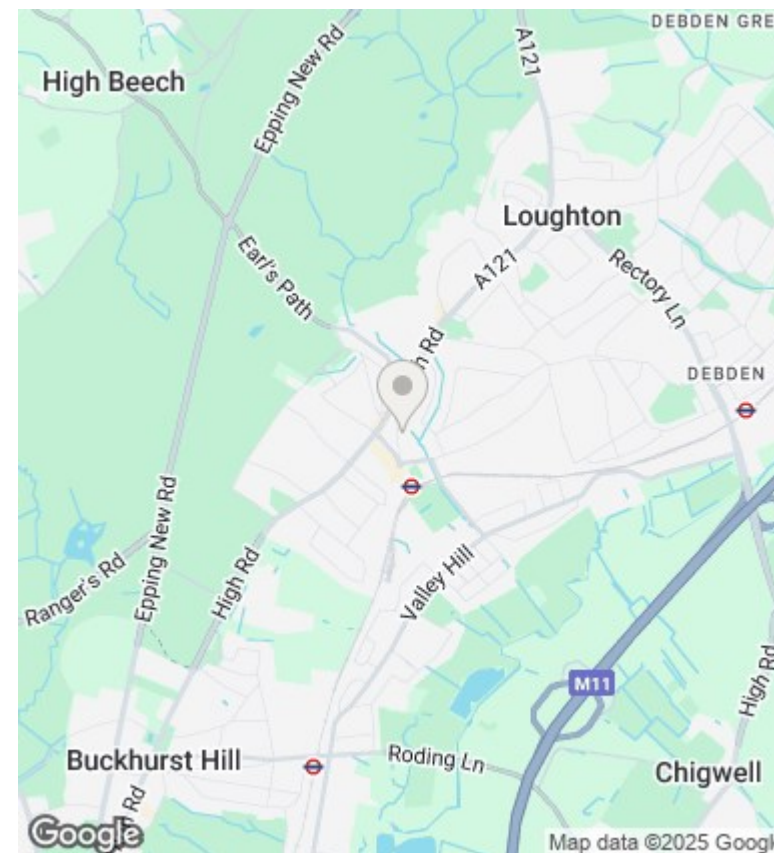
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		