



A rare opportunity to acquire this end of cul-de-sac detached family home, with unique views over open fields. Offering excellent transport links, highly-regarded local schooling and an array of shops and restaurants within a short walk.

Summerfield Road, Loughton

TO VIEW | 020 8502 5588



IN BRIEF...

Age:	1950s / 1960s
Tenure:	Freehold
Bedrooms:	4
Bathrooms:	2
Receptions:	2
Area:	241.0 sq.mt 2594.6 sq.ft
Condition:	Excellent Decorative Order
Outside:	Mature Garden 96ft x 68ft
Parking:	Spacious Drive Parking



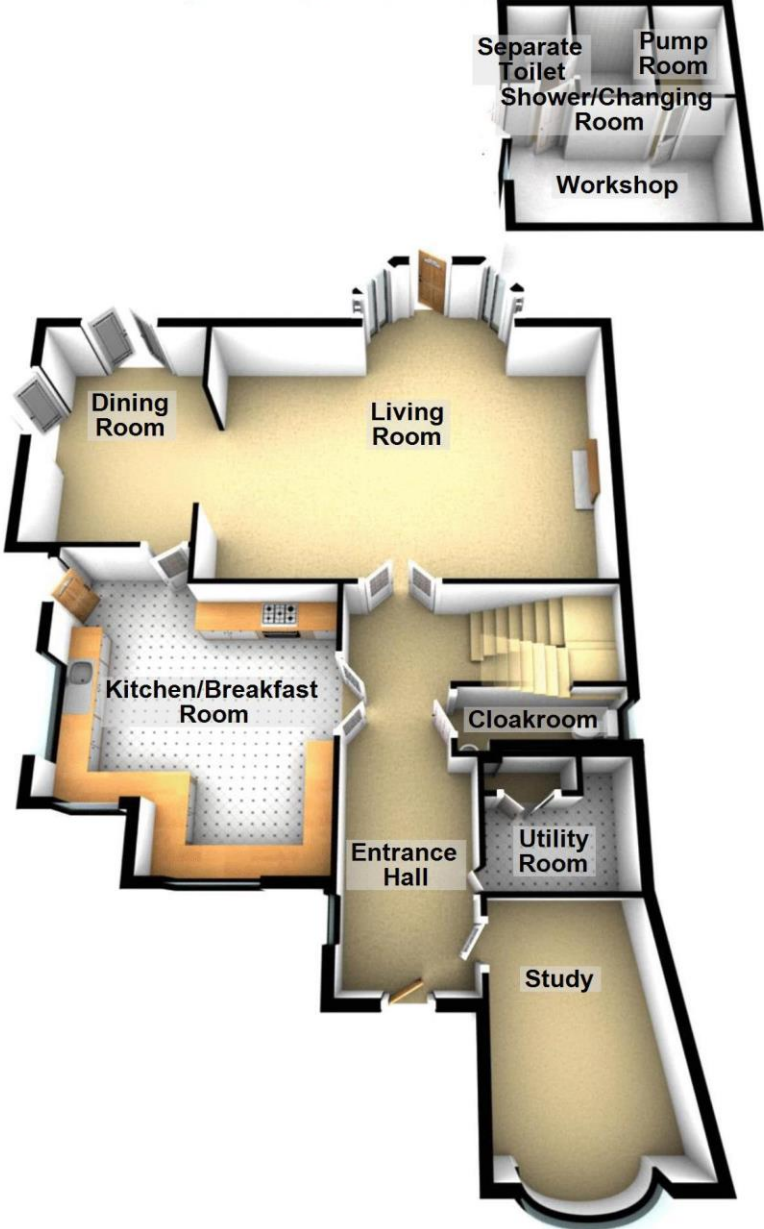
A unique and enviable cul-de-sac location is this stunning detached home, with amazing views over open fields. This truly spectacular home has a fabulous layout with grand entrance hallway leading into an exceptionally spacious open plan lounge and dining room with floor to ceiling doors and windows, giving a light and airy atmosphere, beautiful carefully planned bespoke fitted kitchen with built-in Neff appliances, study/TV room, utility room, ground floor cloakroom, imposing master bedroom having French doors and windows with Juliet balcony overlooking the rear garden, plus a further secluded balcony/terrace overlooking the open fields, three double fitted bedrooms and family bathroom. The rear garden has a large raised patio area from the immediate rear, offering a great entertainment space. Mature lawned area with well-established borders, swimming pool, large pool room with potential for further development, a raised decking area with large Koi Carp pond, timber outbuilding, with a spacious driveway offering off-road parking for 3/4 vehicles.



PLANS...

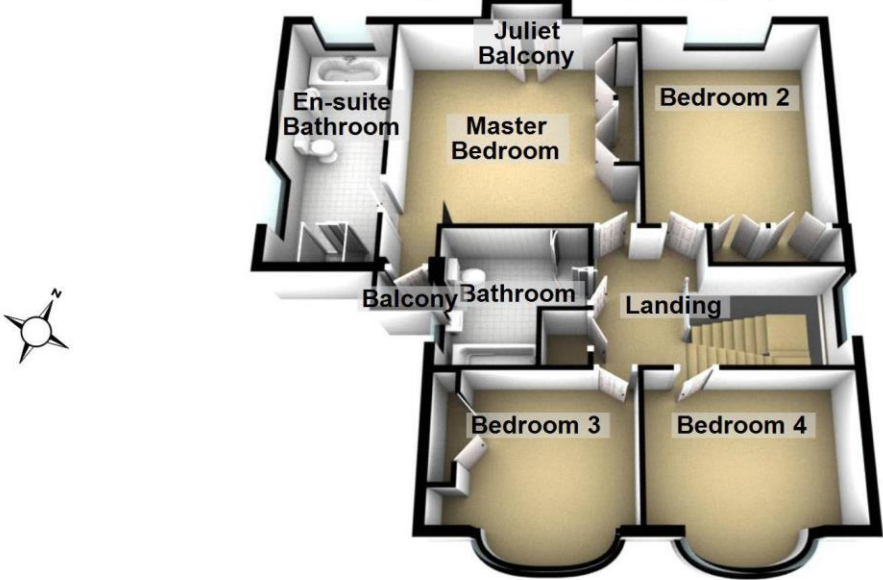
Ground Floor

Approx. 137.7 sq. metres (1482.2 sq. feet)



First Floor

Approx. 95.7 sq. metres (1030.2 sq. feet)



Total area: approx. 241.0 sq. metres (2594.6 sq. feet)

DIMENSIONS...

Living Room	23' 3" x 21' 9" (7.08m x 6.62m)
Kitchen/Breakfast Room	17' 8" x 15' 6" (5.38m x 4.72m)
Utility Room	8' 0" x 6' 4" (2.44m x 1.93m)
Dining Room	10' 4" x 14' 10" (3.15m x 4.52m)
Study	15' 9" into bay x 10' 0" (4.80m x 3.05m)
Guest Cloakroom	7' 0" x 2' 8" (2.13m x 0.81m)
Master Bedroom	15' 4" x 14' 9" (4.67m x 4.49m)
En-Suite To Master Bedroom	15' 2" x 6' 9" (4.62m x 2.06m)
Balcony	16' 10" x 6' 9" (5.13m x 2.06m)
Bedroom Two	14' 11" to f/wardrobes x 10' 10" (4.54m x 3.30m)
Bedroom Three	10' 3" to f/wardrobes x 10' 9" (3.12m x 3.27m)
Bedroom Four	10' 9" x 10' 9" into bay (3.27m x 3.27m)
Family Bathroom	8' 8" x 7' 10" (2.64m x 2.39m)
Garden	96' 0" x 68' 0" (29.24m x 20.71m)
Courtyard	48' 0" x 8' 7" (14.62m x 2.61m)
Workshop	14' 7" x 10' 7" (4.44m x 3.22m)
Pump Room	7' 9" x 4' 9" (2.36m x 1.45m)
Shower/Changing Room	7' 11" x 4' 5" (2.41m x 1.35m)
Separate WC	6' 2" x 4' 8" (1.88m x 1.42m)

MORE DETAILS...

EPC: TBC | Local Authority: Epping Forest District Council | Council Tax Band: F

EPC...

CELEBRATING 25 YEARS
OF SUCCESSFUL BUSINESS





NOTEWORTHY...

Stunning Setting With Wonderful Views Over Open Fields

Fabulous Bespoke Fitted Kitchen

Master Suite With Secluded Balcony

Excellent Transport Links & Schooling

TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

Call for your free valuation
020 8502 5588

OUTSIDE...

The large garden is surrounded by open fields with horses grazing, with a raised paved fenced patio leading from the Lounge/dining area, perfect for entertaining, with steps leading down to the pool area and lawned gardens with mature borders, raised decked sitting area with large Koi Carp pond, pool room with lots of potential and several timber outbuildings. The front garden is paved allowing off-street parking for 3/4 vehicles.



LOCATION...

Town centre: High Road, Loughton, Less Than 0.5 Miles

Supermarket: Marks & Spencer, Less Than 0.5 Miles

Sports centre: Loughton Leisure Centre, Approx 1 Mile

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG10 4JF)

TRANSPORT...

Underground station: Loughton Station, Less Than 0.5 Miles

Railway station: Chingford Station, Approx 3 Miles

Motorway junction: M11 Junction 5, Approx 1.5 Miles

AREA...



LAWLORS
SALES & LETTINGS

Loughton Sales, 165 High Road, Loughton, IG10 4JF

Sales: 020 8502 5588 loughton.sales@lawlors.co.uk www.lawlors.co.uk

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.