



**LAWLOR<sup>s</sup>**  
ELITE HOMES

**Nursery Road, Loughton**

To view | 020 8418 1890



## IN BRIEF...

**Age:** 1970's

**Tenure:** Freehold

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 2

**Area:** Approx. 274 sq mt | 2849.5 sq ft

**Condition:** Comfortably Appointed

**Exterior:** 50' Laid to Lawn

**Parking:** Ample | 80' Frontage

## NOTEWORTHY...

There is the opportunity to renovate the property further subject to obtaining the usual planning permission. Located within easy walking distance to Loughton Central Line Station and the High Road early viewing is highly recommended. The property is offered Chain Free. Viewing Strictly By Appointment Only via the Elite Homes Department.









## SUMMARY...

Situated in the highly sought after location of Nursery Road Loughton the Elite Homes Team are delighted to bring to market this beautiful family residence. The property has been built on an exceptional large plot with the accommodation arranged over two floors with the ground floor offering a spacious and welcoming entrance hall, formal reception room with central fireplace, kitchen / breakfast room, dining area with patio doors onto rear garden, study and downstairs cloakroom. The first floor comprises of a magnificent landing with large double glass doors that open up onto a balcony overlooking Epping Forest, master bedroom with en-suite bathroom, four further double bedrooms and family bathroom.



## OUTSIDE...

The mature rear garden is very private with a wide selection of shrubs, attractive planted borders, laid to lawn and patio area. There is access from the rear of the garden into the double garage. To the front of the property there is a wide sweeping driveway which facilities ample off street parking with the additional benefit of a double attached garage. The attractive front garden with mature lawn and shrubs further enhances this beautiful family home.





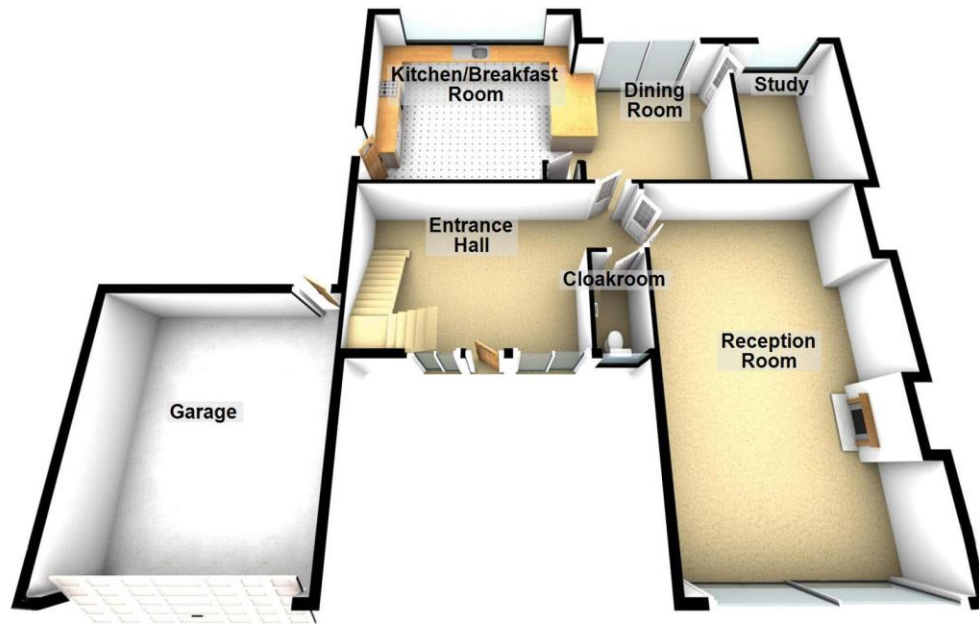




# PLANS...

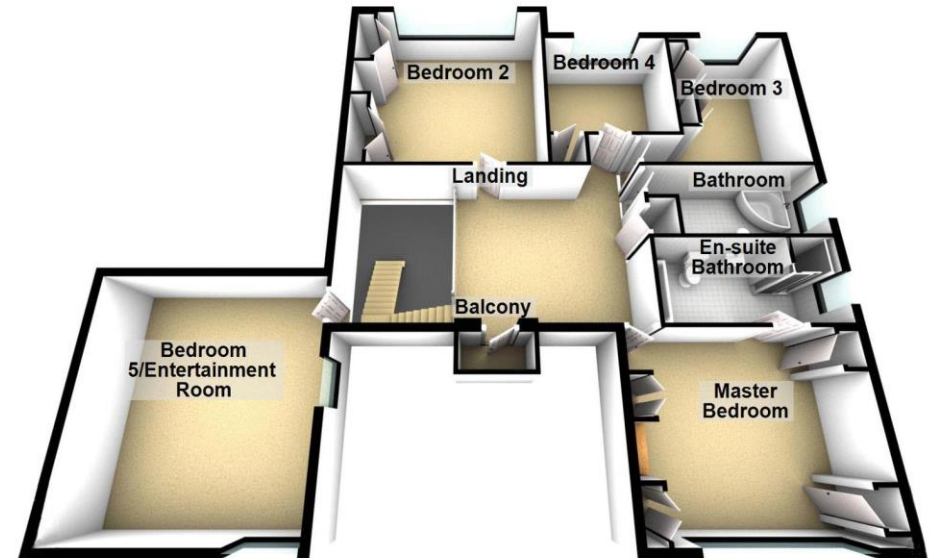
## Ground Floor

Approx. 137.3 sq. metres (1478.4 sq. feet)



## First Floor

Approx. 136.7 sq. metres (1471.2 sq. feet)



Total area: approx. 274.0 sq. metres (2949.5 sq. feet)

## DIMENSIONS...

Cloakroom	6' 8" x 3' 5" (2.03m x 1.04m)
Reception Room	27' 5" x 16' 7" (8.35m x 5.05m)
Dining Room	11' 11" x 11' 8" (3.63m x 3.55m)
Study	12' 2" x 8' 0" (3.71m x 2.44m)
Kitchen/Breakfast Room	16' 6" x 16' 0" (5.03m x 4.87m)
Bedroom Five/Entertainment Room	17' 1" x 15' 10" (5.20m x 4.82m)
Balcony	20' 0" x 7' 5" (6.09m x 2.26m)
Master Bedroom	16' 4" x 13' 10" (4.97m x 4.21m)
En-Suite to Master	13' 1" x 6' 4" (3.98m x 1.93m)
Bedroom Two	15' 7" x 15' 2" (4.75m x 4.62m)
Bedroom Three	12' 11" x 12' 0" max. (3.93m x 3.65m)
Bedroom Four	10' 2" x 9' 0" (3.10m x 2.74m)
Family Bathroom	13' 4" x 5' 11" (4.06m x 1.80m)
Double Garage	17' 10" x 15' 3" (5.43m x 4.64m)
Frontage	80' 0" x 63' 0" (24.37m x 19.19m)
Rear Garden	50' 0" x 32' 0" (15.23m x 9.75m)

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## 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](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG10 4EF)

## TRANSPORT...

**Underground Station:** Loughton Station, Approx 1 Mile

**Railway Station:** Chingford Station, Approx 2 Miles

**Motorway Junction:** M11 Junction 5, Approx 2 Miles

## AREA...

## MORE DETAILS...

**EPC:**

**Local Authority:**

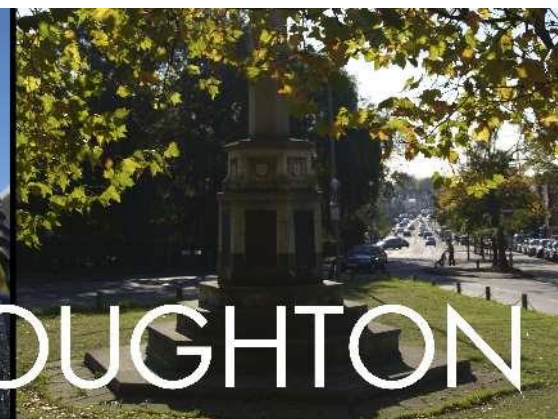
Epping Forest District Council

**Council Tax Band:** H

## 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 8418 1890



# LOUGHTON

# LAWLOR<sup>s</sup>

ELITE HOMES

Elite Homes, 165 High Road, Loughton, IG10 4LF

Sales: 020 8418 1890 elite@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.