

HILLTOP,
LOUGHTON,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



1930's style semi-detached family home | Three well appointed bedrooms | Two reception rooms | Extended fitted kitchen | Guest cloakroom | Spacious family bathroom | 80ft rear garden | Potential to extend | Excellent location for schools, shops & Central Line | EPC rating D66 / Council Tax band F

Guide Price
£720,000



This much loved three bedroom 1930's style semi-detached property is situated in a wonderfully quiet turning and offers two reception rooms, three well appointed bedrooms, an extended kitchen, 80ft rear garden and a garage via a shared driveway.

Location

Hilltop is a delightful tree lined residential turning, just a short walk from Loughton High Road. With its mix of independent and chain shops, cafes and restaurants, it would be difficult to find somewhere more convenient. With Loughton Leisure Centre, Cricket Club and Epping Forest a short walk away, you will never be short of leisure activities and for commuters, the Central Line Station is close by, and for road users the M11, M25 and links into London are easily accessed. With its excellent choice of State and Independent Schools close by the area is always popular for families.

Interior

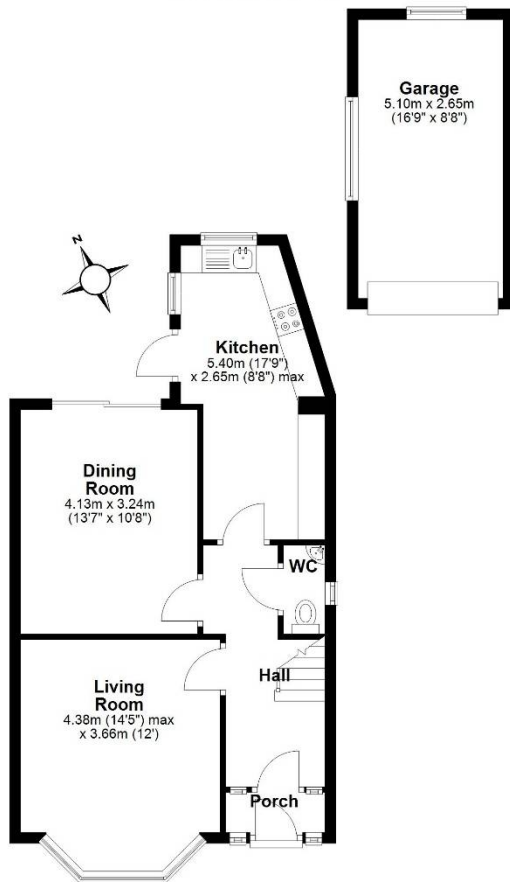
This well presented family home commences with an entrance porch opening to the hall giving access to a guest cloakroom. There are two reception rooms, the front lounge having a feature fireplace, traditional bay window and a stylish neutral decor. The rear reception is a dining room with sliding patio doors opening to the rear garden. The kitchen was extended and is fitted with an extensive range of cream Shaker style units with contrasting granite effect units with ample space for appliances. Upstairs are three well appointed bedrooms served by a spacious fully tiled family bathroom with a white suite. Many of the neighbouring properties have been extended to the ground floor and into the loft, subject to planning consent, making the house a great long term investment.

Exterior

The front garden is block paved offering parking for two cars and the shared driveway gives access to a detached garage. The rear garden is a real treat, measuring approximately 80ft in length with an open aspect to the rear. There is a patio area for entertaining and an extensive lawn with tree, shrub and flower beds - an excellent space for all the family.

Ground Floor

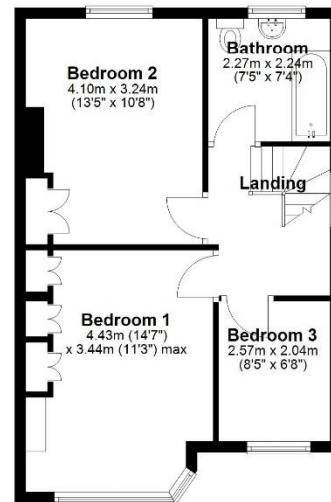
Main area: approx. 50.6 sq. metres (544.6 sq. feet)
Plus garages: approx. 13.5 sq. metres (145.6 sq. feet)



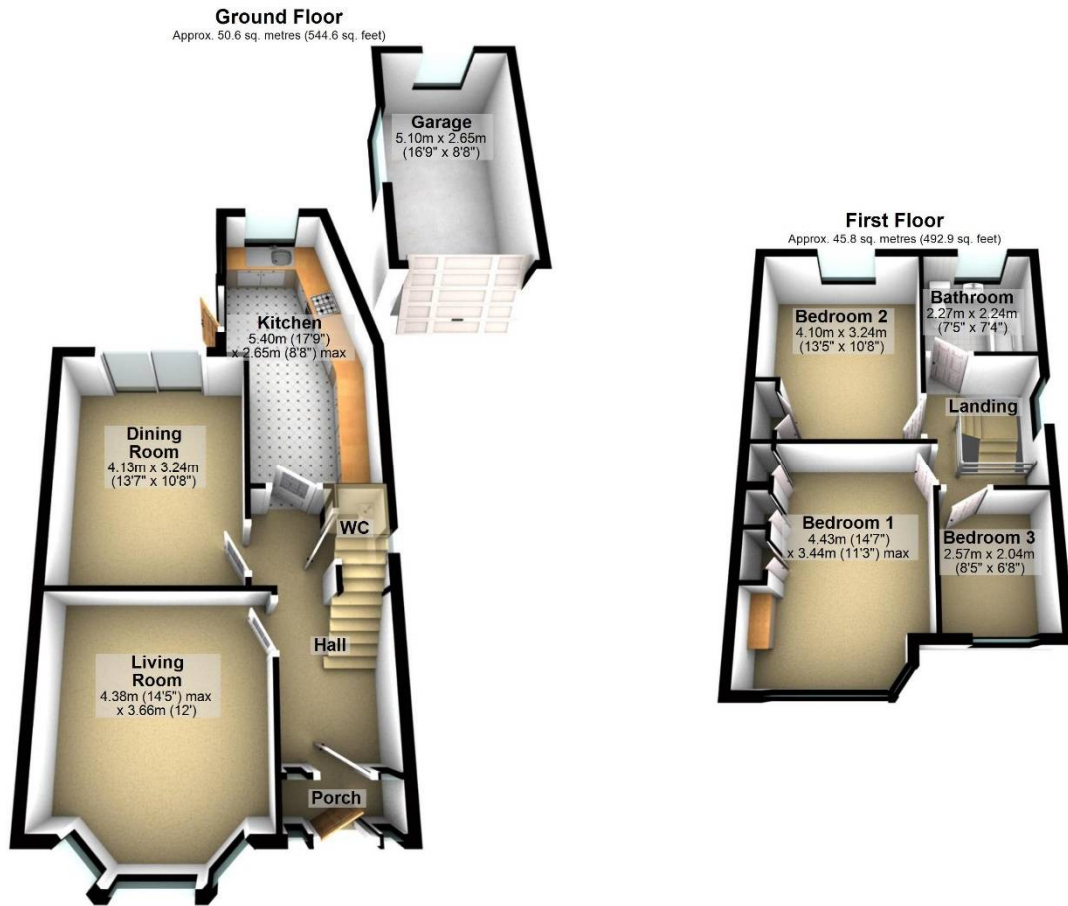
Garage
5.10m x 2.65m
(16'9" x 8'8")

First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



Main area: Approx. 96.4 sq. metres (1037.5 sq. feet)
Plus garages: approx. 13.5 sq. metres (145.6 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract. Details Prepared on 5th October, 2024