



BALDWINS HILL, LOUGHTON, IG10

UNDER OFFER

£1,450,000 Freehold

This detached family home sits on the borders of Epping Forest and has been finished to an excellent standard! This stunning home includes four bedrooms, three bathrooms, a spacious reception room and an amazing kitchen/diner. Further features include integral garage and gated, off street parking.

- Four bedrooms
- Detached
- Automated vehicle and pedestrian gates
- Amazing kitchen/breakfast room
- Three bathrooms
- Garage
- Views of Epping forest
- Large rear garden with out

This detached family home sits on the borders of Epping Forest and boasts over 2000 sq.ft of internal living space. It has been finished to an excellent standard and includes four bedrooms, three bathrooms, a spacious reception room and an amazing kitchen/diner.

The property is accessed via the automated vehicle and pedestrian gates and offers secure parking for multiple vehicles.

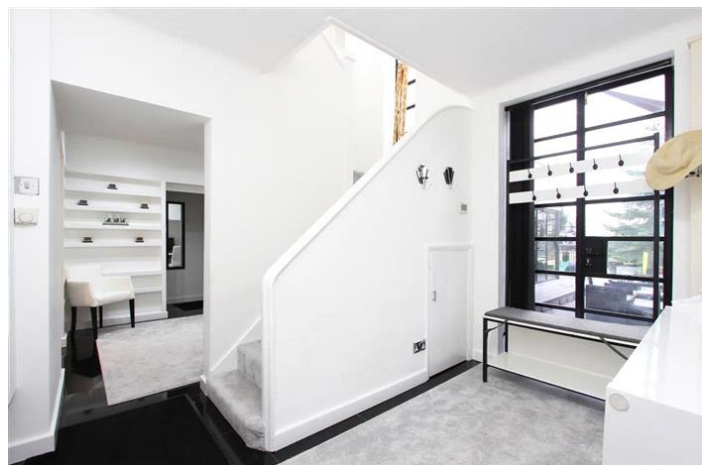
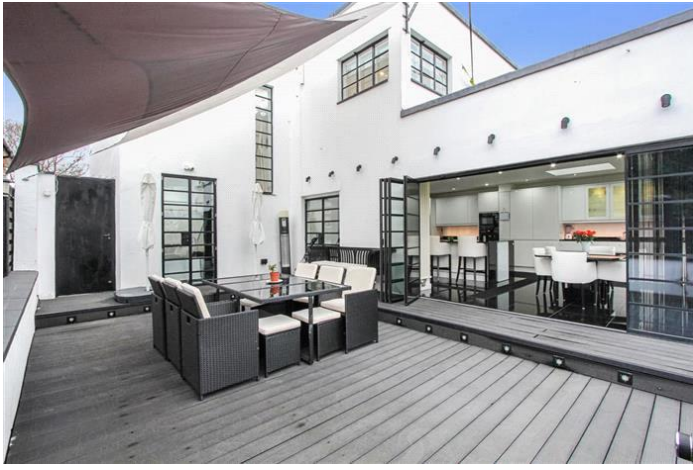
Accommodation comprises bright and airy entrance hall with access to a WC, a spacious dual-aspect reception room, an amazing kitchen/diner which features an island and breakfast bar, fully integrated appliances, granite work surfaces and custom made Crittle style stacking doors which provide the space with an abundance of natural light. There is also a separate utility room which leads to access to the integral garage.

The first floor consists of four bedrooms (two of which are fitted with ample storage) and three bathrooms (two of which are en-suites).

The rear garden is spacious and easy to maintain. There is a large decking area ideal for entertaining which then leads to the rest of the garden which has artificial grass. At the end of the garden there is a good size out house which can be used for a variety of things.

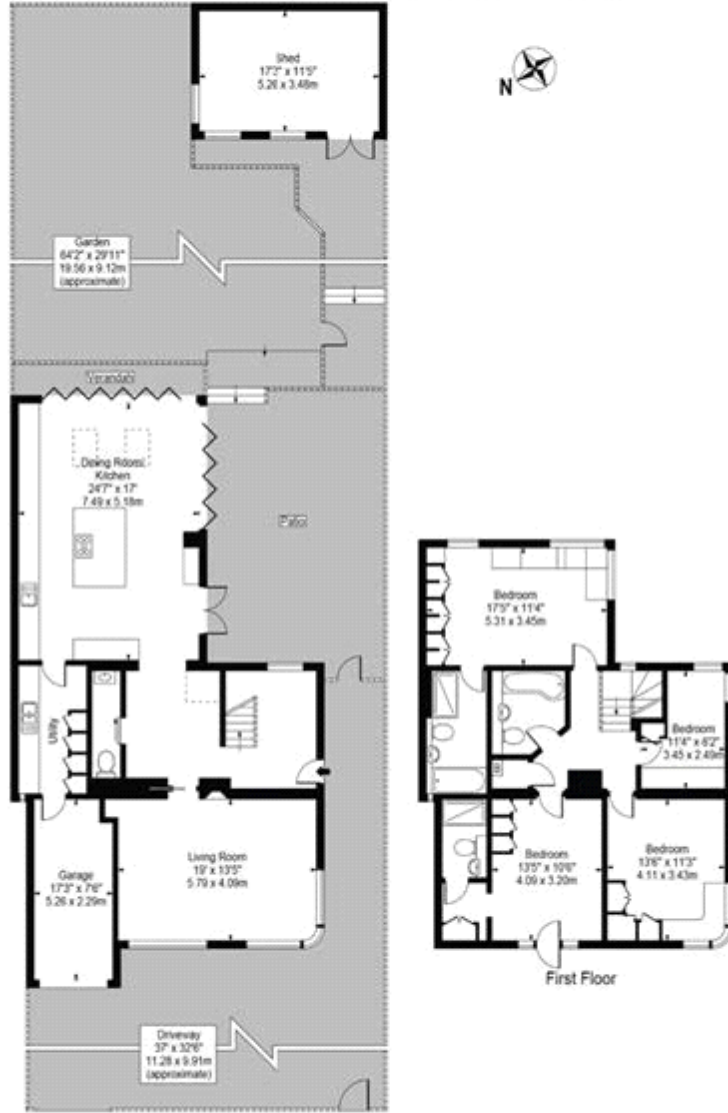
Baldwins Hill is ideally located being set within a conservation area. It is quiet and tranquil with Epping Forest on the doorstep whilst Loughton High Road is moments away which offers a range of amenities. Loughton Central Line is also within close proximity which offers quick and easy access into London.

Tenure: Freehold



BALDWINS HILL, LOUGHTON, IG10
£1,450,000 Freehold

Baldwins Hill,
 Loughton, Essex, IG10 1SE
 Approx. Gross Internal Area 2109 Sq Ft - 195.93 Sq M
 (Including Garage & Excluding Shed)
 Approx. Gross Internal Area Of Garage 126 Sq Ft - 11.71 Sq M
 Approx. Gross Internal Area Of Shed 195 Sq Ft - 18.12 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.