



THE UPLANDS, LOUGHTON

Petty Son & Prestwich are privileged to offer this fine detached Edwardian house oozing charm and character befitting its era, centrally located in the heart of Loughton within the Staples Road School catchment, Epping Forest and just a short stroll from the High Road with its eclectic mix of shops, bars and restaurants. On entering this well appointed home from the canopy porch one is immediately struck by the original character in the hallway with ceiling coving, dado rail, carved spindle balustrading with solid wood newal post, wood panelled doors and superb coloured stained glass windows, features which can be seen throughout the house. The hallway serves a generously sized cloakroom and two reception rooms, an elegant sitting room with original door and sash windows overlooking the garden and a formal dining room with bay window, both rooms boasting stunning open fireplaces with wooden surrounds, cast iron fires and tiled insets. There is a third reception room to the rear of the house with direct access to the garden. A large kitchen/breakfast room is fitted with bleached beech base and wall units with matching dresser and granite work surfaces with under mount sinks and integrated appliances including Neff electric oven, gas hob, extractor hood, Bosch dishwasher and fridge and serves a useful utility room.

£1, 075,000 FREEHOLD



Buckhurst Hill Office

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Wanstead Office

11 Woodbine Place, Wanstead, London, E11 2RH
T: 020 8989 2091
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A notable feature of this fine home are the generously sized four double bedrooms, two with fitted wardrobes, the master with a Jack and Jill shower room, the second with en-suite bathroom. A family bathroom accessed from the first floor half landing with stunning stained glass window completes the accommodation. A pretty rear garden of approx. 75'in length enjoys a South Easterly aspect, the patio with a good deal of seclusion has planting beds and brick retaining wall with steps onto the lawn bordered by mature trees and shrubs with a second patio to the rear. There is a brick storage room housing boiler, an external water tap and brick built bar-be -cue. The block paved frontage provides off road parking and serves an attached garage with power and light. Transport links include Loughton Central Line Station at the South of The High Road whilst the M25 and M11 are a short drive away.

EPC: E41/F34.

- Welcoming entrance hallway with cloakroom
- Dining room with bay window and open fireplace
- Elegant sitting room with garden views and open fireplace
- Kitchen/breakfast room with granite work surfaces and utility room
- Reception three with door to garden
- Four double bedrooms, two with fitted wardrobes
- Stained glass windows, ceiling coving, original wooden doors
- Two en-suites plus family bathroom
- Well stocked 75' garden with secluded patio
- Garage and block paved driveway



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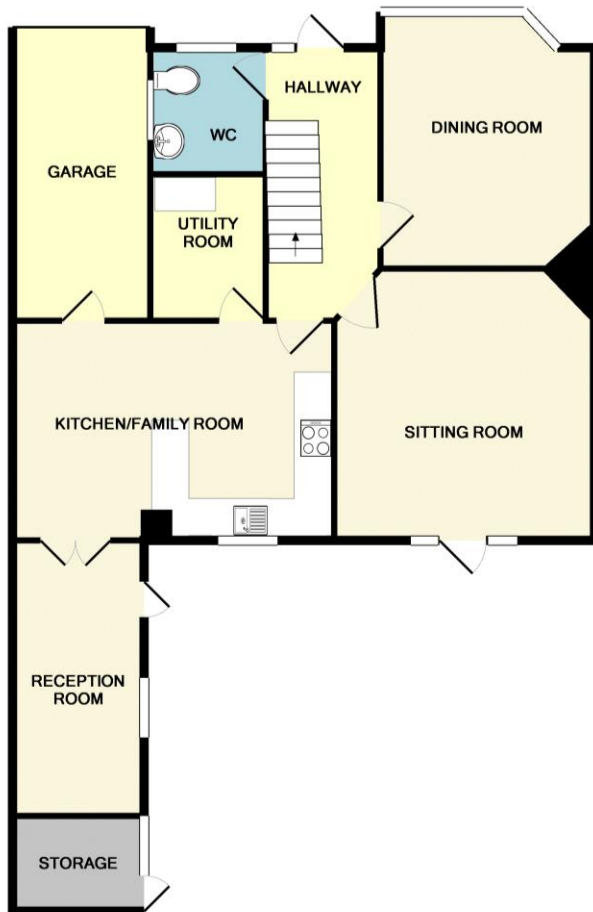
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Room sizes

Sitting Room: 14'8 x 13'11
 Dining Room: 13'7 x 11'8
 Kitchen/Family Room: 17 x 11'7
 Reception Room Three: 14'7 x 6'11
 Bedroom One: 16'11 x 11'7
 En Suite: 14'1 x 5'2
 Bedroom Two: 15'1 x 13'3
 En suite: 7'10 x 7'4
 Bedroom Three: 14'9 x 13'10
 Bedroom Four: 11'9 x 11'5
 Bathroom: 7'11 x 5'11
 Utility Room: 7'9 x 6
 Garage: 15'6 x 7'9



GROUND FLOOR
APPROX. FLOOR
AREA 952 SQ.FT.
(88.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1986 SQ.FT. (184.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

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