



GROVE END, SPRING GROVE, LOUGHTON

Petty Son & Prestwich are privileged to offer this fine four double bedroom detached family home oozing charm and character befitting its era enviably located on the edge of Spring Grove enjoying unrivalled views across open fields yet within access of Loughton High Road and Central Line Station. On entering the property one is immediately struck by the impressive original wood panelled entrance hallway and staircase boasting carved spindle balustrading. There are two reception rooms, an elegant sitting room with open fire and a formal dining room with parquet flooring and deep bay window. The kitchen is fitted with wooden cabinets, granite topped work surfaces and integrated appliances including double oven, six ring hob with extractor above. A walk in larder and utility area offer extra storage space. A ground floor cloakroom and conservatory enjoying garden views complete the ground floor accommodation.

£1,295,000 FREEHOLD



Buckhurst Hill Office

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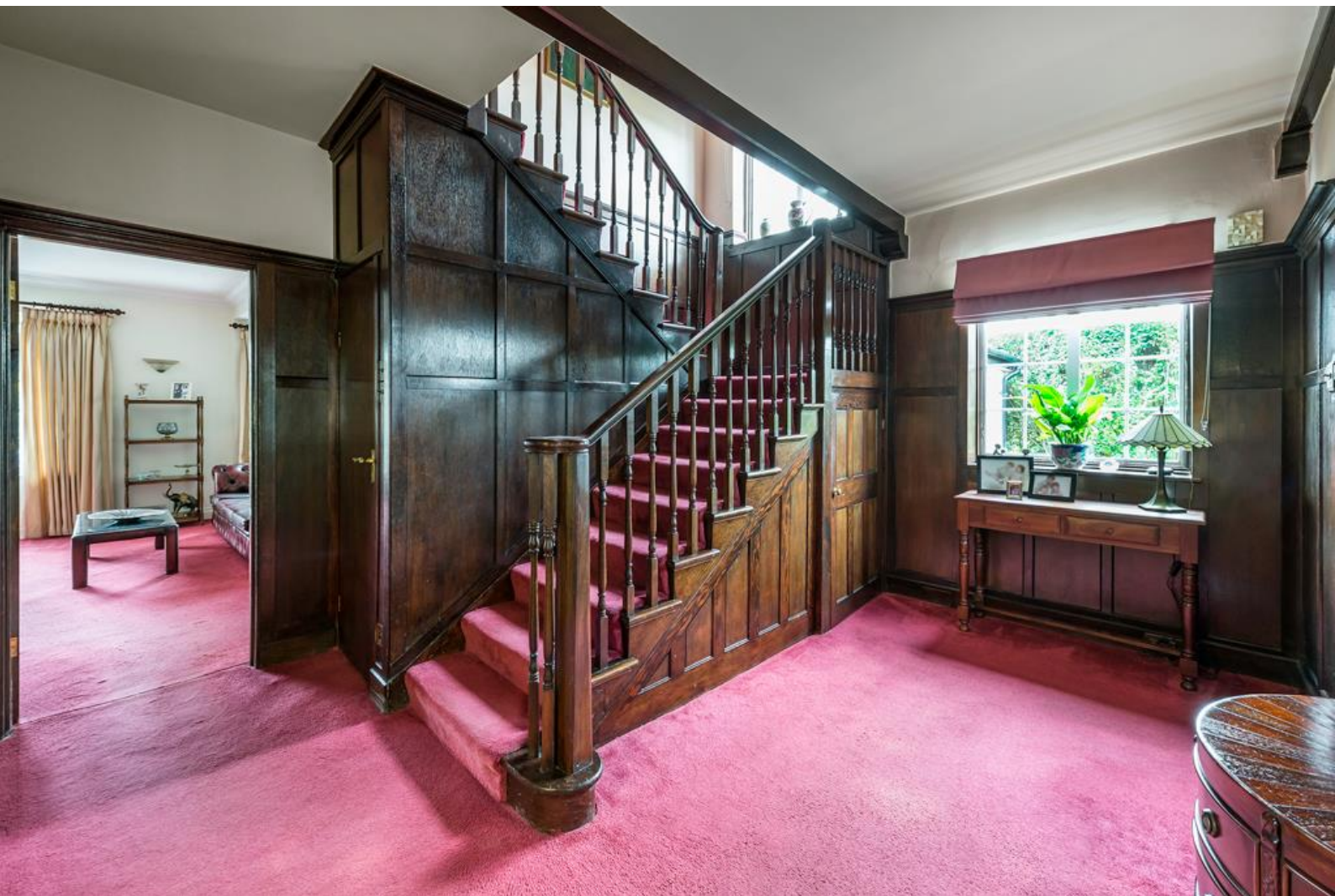
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The half landing has stunning views across the fields whilst the main landing serves the family bathroom and four double bedrooms, the master with walk in wardrobe and spacious en-suite offering both air bath and shower, the second bedroom is fitted with a range of wardrobes with fitted bed. Most rooms are dual aspect, flooding the house with natural light. One of the fine features of this lovely home is the spacious balcony leading from the master bedroom and overlooking the rear garden of approx 120' in length which is mainly laid to lawn with trees and shrubs, pond and shingled patio. A deep frontage serves a generously sized attached garage.
EPC: E51/E52.

- Original wood panelled reception hallway
- Spacious sitting room with open fire
- Formal dining room with parquet flooring
- Conservatory with garden views
- Kitchen/Breakfast room with utility area
- Master bedroom with walk in wardrobe and en-suite bathroom
- Balcony from master bedroom with superb views
- Family bathroom, Ground floor cloakroom
- Spacious attached garage
- 120' approx. rear garden



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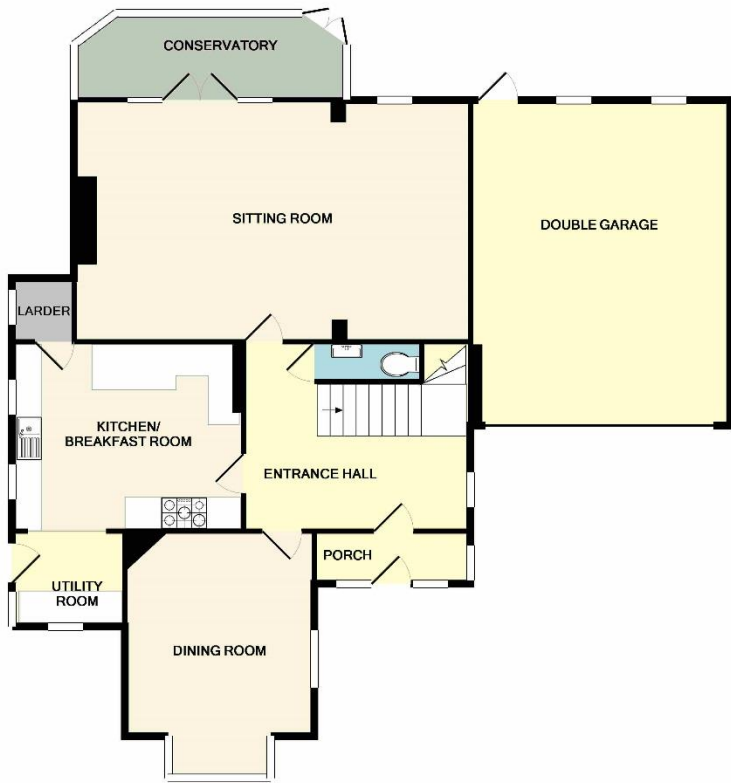
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Room Sizes

Sitting Room: 23'6 x 15'3
 Dining Room: 12'11 x 11'11 (15'7 into bay)
 Kitchen/Breakfast Room: 14'7 x 12
 Conservatory: 17'2 x 5'1
 Entrance Hall: 14'3 x 11'11
 Bedroom One: 15'11 X 15'7
 Walk in Wardrobe: 9'1 x 6'1
 En-Suite: 10'2 x 7'3
 Bedroom Two: 23 x 15'3
 Bedroom Three: 14'7 x 12
 Bedroom Four: 12 x 12'11
 Bathroom: 8'8 x 5'10
 Double Garage: 20'6 x 16'4



GROUND FLOOR
 APPROX. FLOOR
 AREA 1385 SQ.FT.
 (128.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1121 SQ.FT.
 (104.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2506 SQ.FT. (232.8 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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