

# LAWLOR<sup>S</sup>

— SALES LETTINGS ELITE —

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**Church Lane, Loughton, Essex**

**Offers Over: £925,000**  
**Freehold**

# Church Lane, Loughton, Essex

Lawlors are delighted to offer for sale this well presented four bedroom detached property with off street parking and side garage, located within one of Loughton's prime residential turnings.

In brief the accommodation includes, porch, large entrance hall, WC, kitchen, 25ft reception / dining room, second reception room presently being used as a downstairs bedroom and a conservatory overlooking the garden.

On the first floor there are three good sized bedrooms, a fourth bedroom / study room and a family bathroom.

Externally the property is approached via a driveway offering off street parking and a garage. Gated side access leads to the garden which is mainly laid to lawn with patio area and shrub borders.

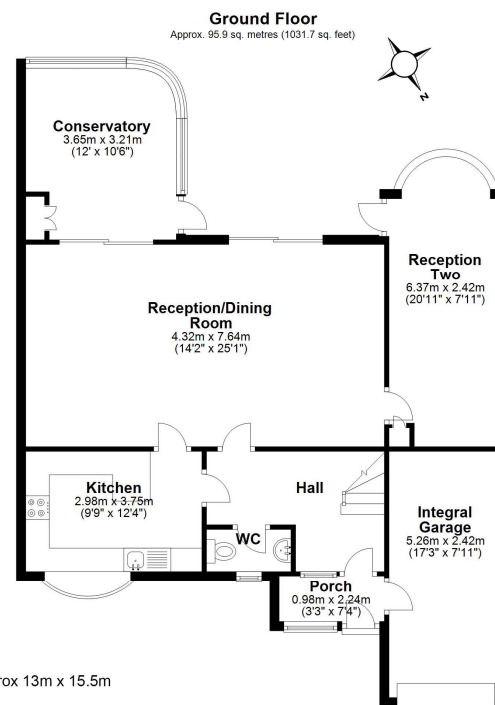
The property has potential to extend subject to the necessary planning consents.

Loughton is known for its scenic views being on the borders of Epping Forest. It has excellent transport links into London with Loughton Underground Station, the M11 and M25 being close by. With its highly regarded state and private schools (Staples Road Primary School catchment) within easy reach and its stylish and popular boutiques and abundance of eateries/bars making it a desirable location. Another advantage of living in Loughton is having the activities such as horse riding and mountain biking, or simply enjoying a woodland walk within Epping Forest, and for the more energetic members of the family Loughton Leisure Centre is only 0.6 miles away.

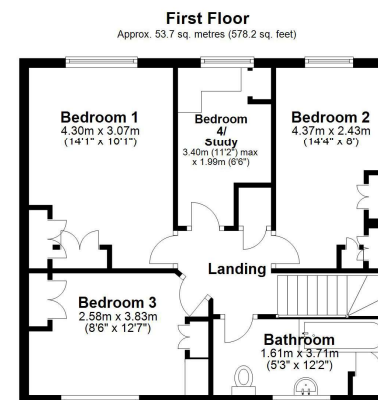
## Accommodation & Amenities

- EPC: E
- Detached, Four Bedrooms
- Garage
- Staples Road Primary School Catchment Area
- Two Receptions
- Potential to Extend Subject to Planning
- Sought After Location

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Garden is approx 13m x 15.5m



Total area: approx. 149.6 sq. metres (1610.0 sq. feet)





*We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Lawlors.*