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— SALES LETTINGS ELITE —

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Baldwins Hill, Loughton, Essex

Asking Price: £2,500,000

Freehold

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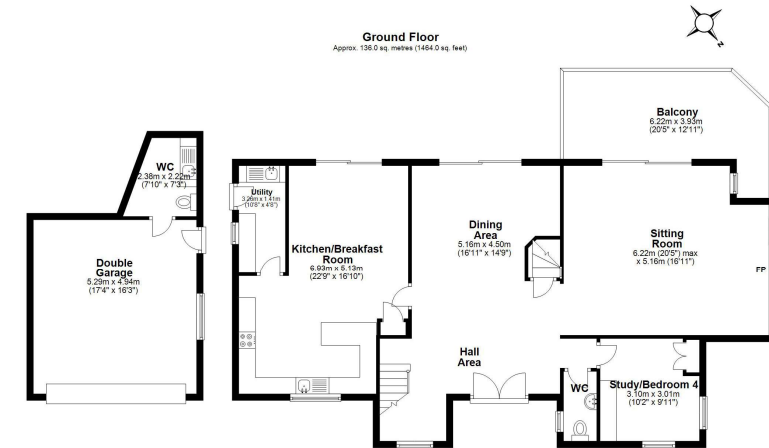
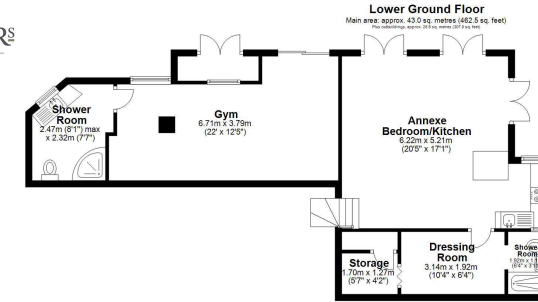
Enviably situated within a plot of 0.32 acres and enjoying an excellent degree of privacy provided by tree lined boundaries, lies this individually designed detached residence, believed to have been built during the 1970's and backing onto Epping Forestland. The property is accessed via an electrically gated entrance and a driveway which is tree lined, with the trees creating a canopy over the drive, which is enhanced in the evening by lighting. Directly in front of the property is parking for several cars and providing access to the garage.

Once inside the property you are greeted by an open plan dining hall area. There is a spacious sitting room with a fireplace and gas flame fire creating a focal point. Whilst a sliding patio door opens onto a large balcony. Currently there is a study that was previously the fourth bedroom, with an adjacent guest cloakroom. The kitchen breakfast room enjoys a dual aspect, both this room and the dining hall have sliding patio doors leading out to a paved patio. A utility room is off the kitchen. To the first floor are three bedrooms the family bathroom and en-suite shower room to bedroom one, together, with a balcony off the bedroom.

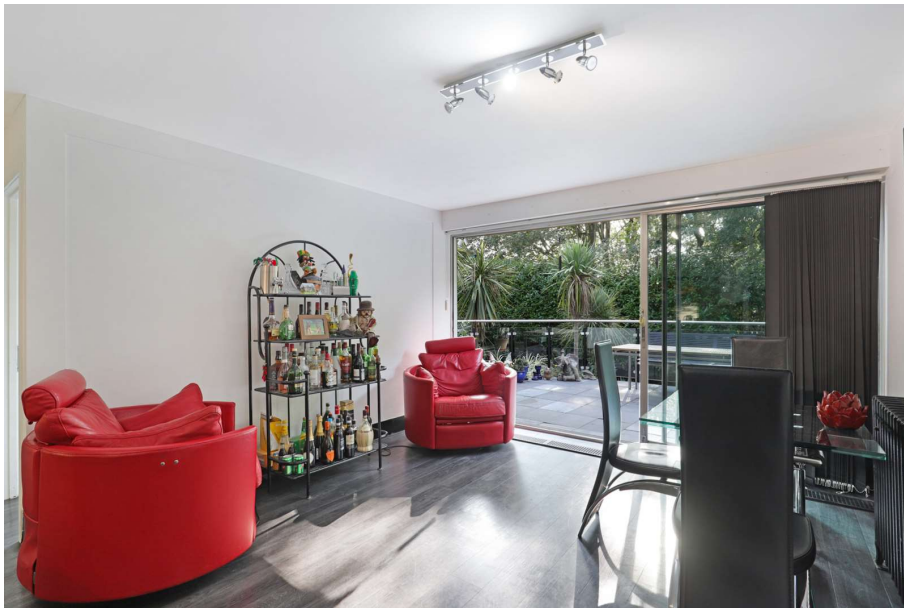
For buyers wishing to find a property to accommodate a relative, then your search may be over, as this property features an annexe with a spacious bedroom, kitchenette, dressing room and en-suite shower room. The property also features gym with shower room and a swimming pool.

This property is to the northside of Loughton, as mentioned bordering onto Epping Forest being offering activities such as horse riding, mountain biking or simply a woodland walk. For the more energetic members of the family Loughton Leisure Centre is only 1.0 mile away. Loughton High Road with a Morrisons and M&S food hall, together with a variety of other shops, pubs, and many places to choose from for dining out, is within 0.9 miles, plus there is a Sainsburys in Old Station Road being 2.0 miles away. Loughton is also renowned for good schooling, both private and state, and for its commutability into London with the Central Line station within 1.9 miles.

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Total area: approx. 286.6 sq. metres (3084.9 sq. feet)
Main area: Approx. 249.1 sq. metres (2681.7 sq. feet)
Non-voids: approx. 28.6 sq. metres (307.8 sq. feet)





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