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— SALES LETTINGS ELITE —

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**Ollards Grove, Loughton, Essex**

**Asking Price: £1,795,000**

**Freehold**

# Ollards Grove, Loughton, Essex

Set in the heart of Loughton and within one of the premier roads, lies this detached family home, featuring potential to enlarge the accommodation if required, and subject to obtaining the necessary permission.

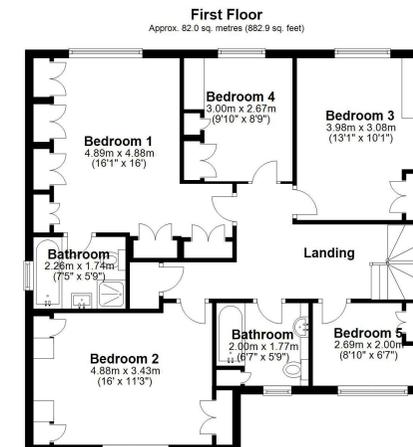
Currently the property provides accommodation of 2085sqft, incorporating a sitting room with double doors leading out to the garden. A family area which is open plan to a dining area. With more of a need for working from home, there is a study. The kitchen can potentially be opened to the family area to create a spacious kitchen diner with living space. Also to the ground floor is a guest cloakroom. To the first floor are five bedrooms, with an en-suite bathroom to bedroom one and a family bathroom. The frontage has a paved drive allowing off street parking and access to the double garage. There is further scope, subject to planning to convert the double garage or half of the garage into living accommodation.

Being in the heart of Loughton, the property is within a walking distance of 0.4 miles of Loughton central line station making commutability into London convenient. The High Road with its shops, cafes and restaurants is within 0.1 miles. Loughton is also renowned for good schooling, both private and state, and for having the woodland areas of Epping Forest on its doorstep, with activities such as horse riding and mountain biking or simply enjoying a woodland walk. A choice of leisure centres being Loughton Leisure Centre, a David Lloyd centre, and a Nuffield Health are within 0.7 miles, 2.7 miles and 3.2 miles respectively, plus there are a selection of golf courses.

## Accommodation & Amenities

- EPC: D
- Five Bedrooms
- Sitting Room
- Family Area & Dining Area
- Study & Guest Cloakroom
- Family Bathroom & En-Suite Bathroom to Bedroom One
- Guest Cloakroom
- Double Garage & Off Street Parking to Carriage Style Driveway
- Rear Garden

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Total area: approx. 193.8 sq. metres (2085.9 sq. feet)





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