

# LAWLOR<sup>S</sup>

— SALES LETTINGS ELITE —

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**Northfield, Loughton, Essex**

**Guide Price: £1,800,000 - £1,900,000**  
**Freehold**



# Northfield, Loughton, Essex

Having been extended, this property features excellent family living with a spacious kitchen diner, which we foresee a busy family lifestyle revolving around this space. Then there is the benefit of the living room to escape to for relaxing and watching your favourite film or television programme. With today's hybrid working there is also a study to work from. Additionally, there is a playroom, conservatory, guest cloakroom and utility room which is directly off the kitchen. To the first floor are five bedrooms, with an en-suite to bedroom one, and a family bathroom. For those hot summer nights, bedrooms 1,2,3, and 4 have the benefit of air conditioning units. To the outside is a laid to lawn area to the front and a block paved driveway allowing off street parking. The rear garden is again laid to lawn, with a block paved patio and enjoys a good degree of privacy.

The property is situated in what is considered to be a quiet cul-de-sac location on the outskirts of Loughton, therefore, having the woodland areas of Epping Forest virtual on your doorstep, with activities such as horse riding and mountain biking or simply enjoying a woodland walk.

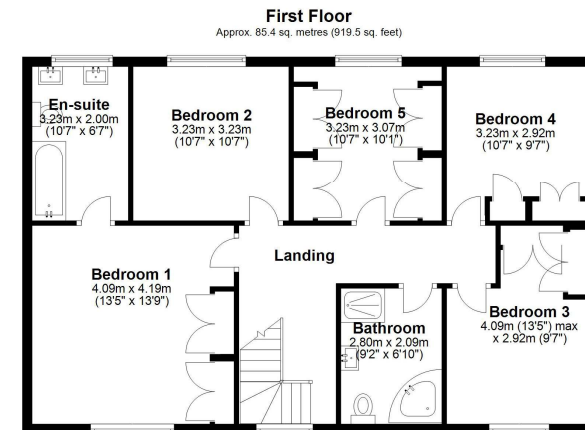
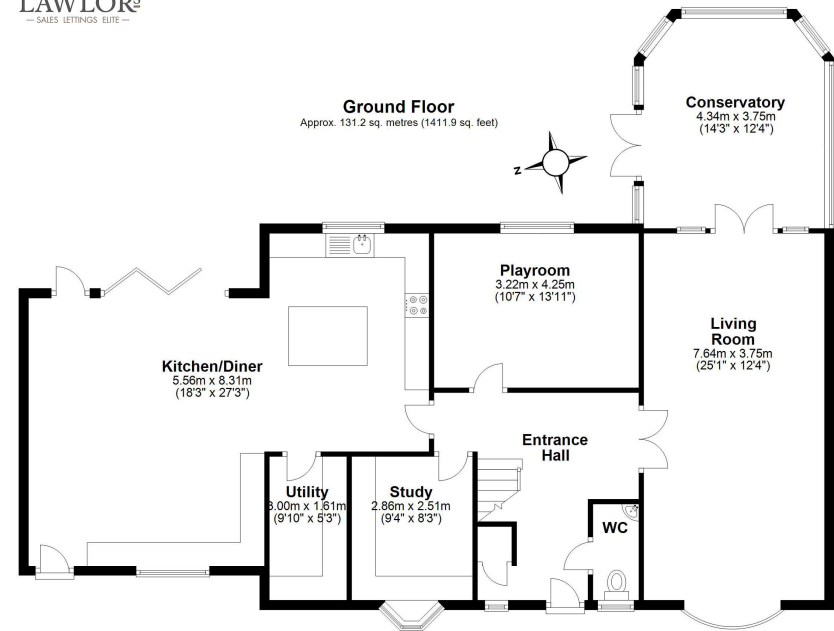
A choice of leisure centres being Loughton Leisure Centre, a David Lloyd centre, and a Nuffield Health are within 1.1 miles, 3.3 miles and 3.6 miles respectively, plus there are a selection of golf courses.

With Loughton central line underground station being within a walking distance of 0.8 miles, it makes commutability into London convenient. The High Road with its shops, supermarkets, cafes, and restaurants is within 0.6 miles. Loughton is also renowned for good schooling, both private and state.

## Accommodation & Amenities

- EPC: D
- Five Bedrooms
- Living Room
- Kitchen Diner and Conservatory
- Study and Playroom
- Utility Room and Guest Cloakroom
- Rear Garden Enjoying a Good Degree of Privacy
- Laid to Lawn Frontage and Block Paved Driveway providing Off Street Parking

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Total area: approx. 216.6 sq. metres (2331.4 sq. feet)







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