

# DURDEN & HUNT

INTERNATIONAL



## Sparelease Hill, Loughton, IG10

Offers Over £1,850,000

- Detached Home
- Additional Living Room With Double Doors Integrating Into The Dining Area
- Family Bathroom
- Excellent Transport Links
- Spacious Kitchen And Family Room
- Office
- Large Garden With Ample Decked Terrace
- Separate Utility Space
- Five Bedrooms Three Of Which Have En Suites
- Double Garage And Private Horse Shoe Driveway

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# Sparelease Hill, Loughton, IG10

Detached Home - Spacious Kitchen And Family Room - Separate Utility Space - Additional Living Room With Double Doors Integrating The Dining Area - Office - Five Bedrooms Three Of Which Have En Suites - Family Bathroom – Large Garden With Ample Decked Terrace - Double Garage – Private Horse Shoe Driveway - Excellent Transport Links



Council Tax Band: G



Durden and Hunt welcome to the market this exceptional capacious five bedroom detached home in excess of 3,600 square feet, located in Loughton.

Internally this property benefits from a spacious kitchen and living area, with doors leading to the garden, and a separate utility room.

The ground floor is entered by a large hallway which is followed by a large living room, with doors that open onto the garden, and features a good sized linked dining room. In addition the hallway provides access to the guest cloakroom and office.

The first floor area features two separate large bedroom suites, with fitted furniture, two further bedrooms and family bathroom.

The second floor boasts a master bedroom with en suite, living area and eaves storage; offering a variety of uses.

Externally to the rear this property offers a large garden with elevated decking area. The front of the property features a large in and out private drive, detached double garage and access to the utility room. There is potential to develop and extend (STP).

Ideally located close to local shops, school and amenities as well as excellent transport links including M11, M25 and Loughton tube station. Epping Forest is particularly close by offering ample countryside space.

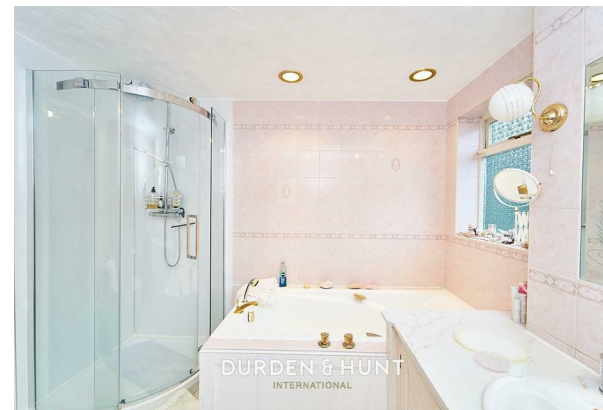
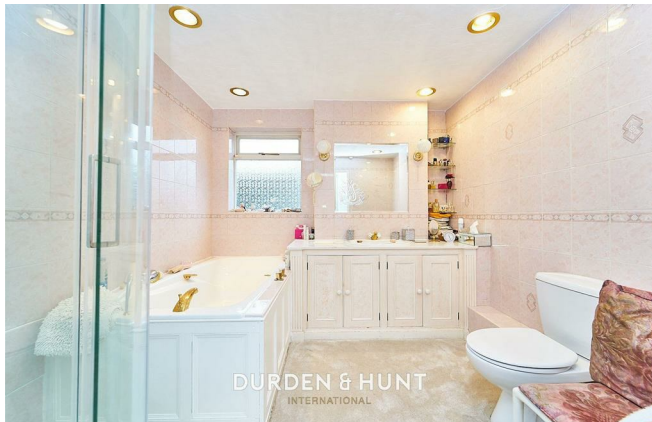
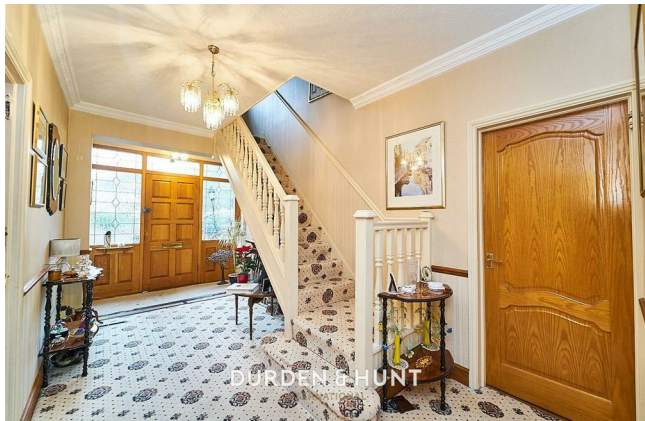
Tenure: Freehold  
Council Tax Band: G

Consumer Protection from Unfair Trading Regulations 2008.

References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification from their Solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are NOT necessarily included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation. Any mention of Planning potential is based on the current owners opinion, unless stated otherwise a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied. Durden & Hunt are a proud member of the Property Ombudsmen.

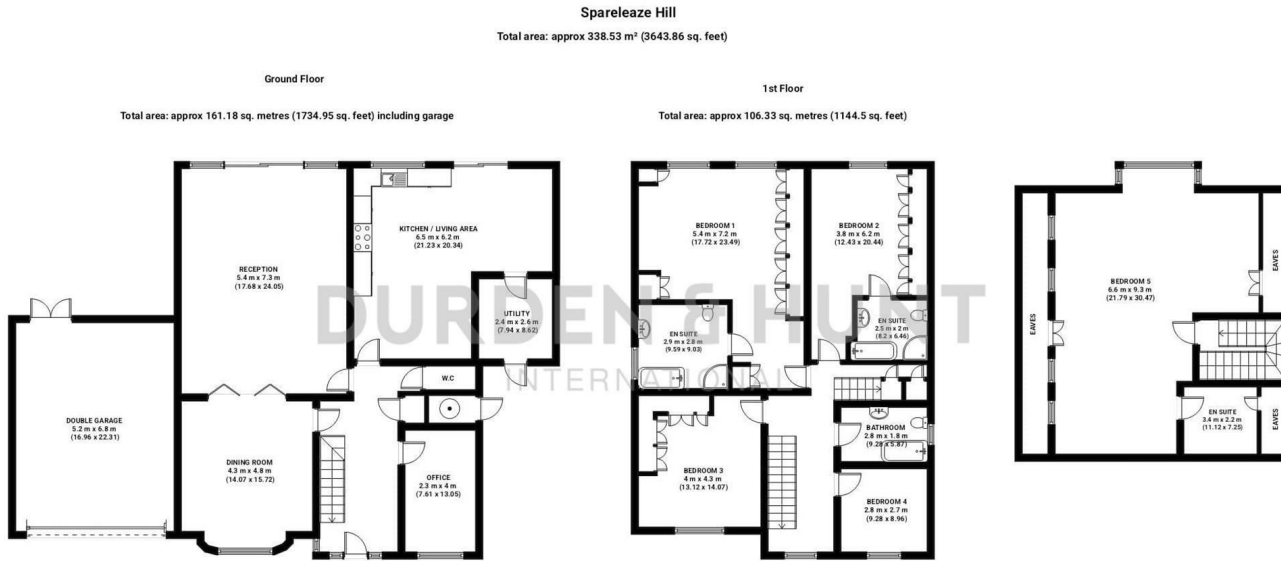




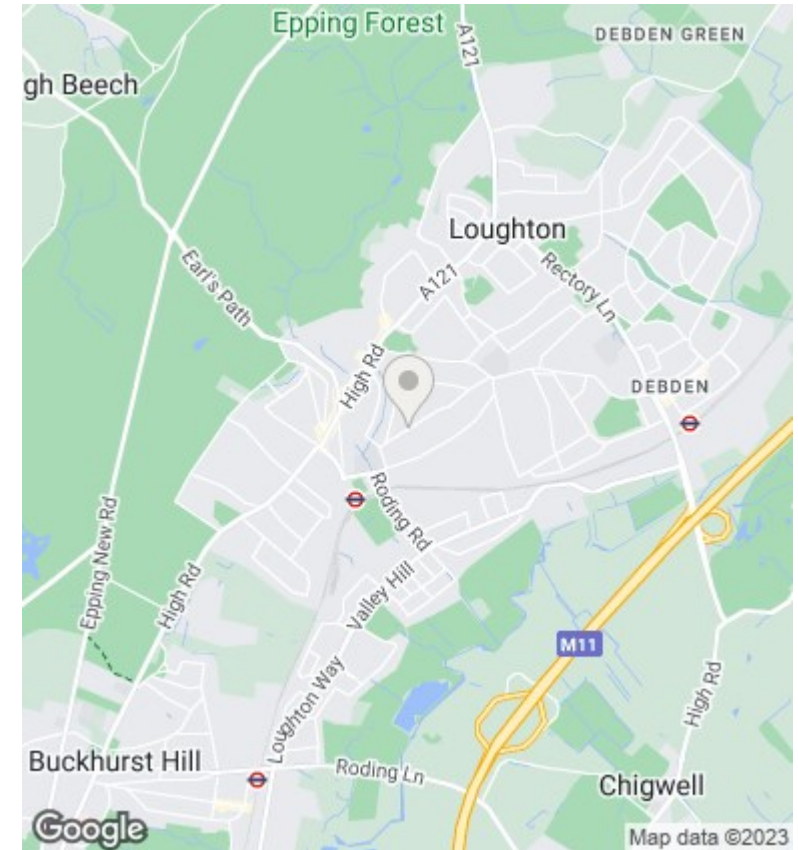








**THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	