Broadstrood, Loughton, IG10

BUTLER & STAG

Guide Price £1,500,000 - £1,600,000.

Positioned on arguably one of Loughton's most prestigious turnings is this stunning five bedroom detached house set within the highly sought after Goldings Manor Estate.

Freehold

- Detached Family Home
- Spacious Kitchen/Diner
- Garage
- Off-Street Parking For Three/Four Vehicles
- Five Bedrooms/Three Bathrooms
- Separate Study
- Private 328 ft Rear Garden With Swimming Pool
- Goldings Manor Estate Location

This impressive residence has a wonderful curb appeal and is perfectly suited to the needs of the modern family.

Arranged over two floors, spanning in excess of 2500 sq ft, on entering the property, you are immediately greeted with an impressive entrance hall allowing direct flowing access to the guest cloak room, living/dining room and of particular note the stylish open plan kitchen/family room with a separate utility which is the main hub and feature to the ground floor level. There's also a study/playroom positioned off the living room.

On the first floor there are five well-proportioned bedrooms with both bedrooms one/two offering en-suite bathrooms & fitted wardrobes with bedroom three also benefitting of the latter. A generous sized family bathroom then completes this floor.

Externally the house is approached by a large attractive block paved driveway providing off street parking for three/four vehicles plus access to the garage. There is side access to one of West Essex's most striking/mature rear gardens that has been wonderfully landscaped throughout measuring 328 ft with high boarders offering the upmost privacy to allow all to enjoy the added benefit of the swimming pool. To the rear of the gardens boundary is what was once previously Loughton golf course.

Broadstrood is located within easy reach of Loughton and Debden Central Line stations which offer easy access into London. Loughton High Road offers a huge choice of shops, delightful boutiques, eateries, bars and restaurants with further local amenities including Loughton Leisure Centre, healthcare practices, Marks and Spencer's Food Hall and Sainsbury's just to name a few. By car M25 (junction 26), M11 (Junction 5 - Southbound) and A406 are within easy reach. The area offers an amazing range of primary and secondary schools, both private and state.

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Lower Ground Floor
Approx. 21.46 Sq. meters (231 Sq. feet)

Ground Floor
Approx. 109.16 Sq. meters (1175 Sq. feet)

First Floor
Approx. 107.39 Sq. meters (1156 Sq. feet)

Total area(Including Garage): approx. 238.01 Sq. meters (2562 Sq. feet)
Total area(Excluding Garage): approx. 216.55 Sq. meters (2331 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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