



**BUTLER & STAG**



**A very attractive period detached family home, situated within one of Loughton's most sought after locations. This stunning property has been tastefully modernised throughout by the current owners to offer charming character features, modern conveniences and a great position to all of the High Street's offerings.**



## Freehold

- Detached Period Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen/Diner & Separate Utility Room
- Summer House/Home Office
- Stunning Condition Throughout
- Two Formal Reception Rooms
- South West Facing Rear Garden
- 0.6 Miles To Loughton Central Line Station

Spanning an impressive 1720 Sq ft across two floors, the internal living accommodation comprising of two formal interconnecting reception rooms, both with open fireplaces and exposed wooden flooring on show. A set of double doors allow free-flowing access from reception two into the stunning kitchen/diner with a central island, alongside a range of integrated appliances which included a gas-fired Aga and various fitted cupboards. A set of french doors allow access to the rear garden. The ground floor is then complete with a guest cloakroom and a utility room located within the kitchen.

Upon the first floor, are four bedrooms with a particular note to the master with a huge vaulted ceiling, bespoke fitted wardrobes, wooden shutter blinds and an en-suite shower room. Furthermore, bedrooms two/three also hold a comprising amount of space, both also offering fitted wardrobes. Bedroom four is currently occupied as a home office.

Externally, the rear garden faces south-west and is mainly laid to lawn with a paved patio area, side access, and a striking summer room recently constructed, offering a range of uses including a home office, play/games room or gymnasium.

Forest Road is located within close proximity of Loughton Central Line station, which offers easy access to London. Also within close proximity is the ever-popular parade of shops on Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars and restaurants. Further local amenities include Loughton Leisure Centre, healthcare practices and Marks and Spencer's. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach. The area offers a range of access to primary and secondary schools, both private and state.





## Forest Road

Approx. Gross Internal Area 159.8 Sq M ( 1720.2 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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