



CARROLL HILL, LOUGHTON, IG10

£2,150,000 Freehold

Five Bedrooms | Five Bathrooms | Detached Residence | 3,850 Sq Ft (approx.) | Three Reception Rooms | Fully Fitted Kitchen | 150 Ft South-Facing Garden | Lower Ground Floor | Integral Garage | Off-Street Parking | Close To Loughton High Road | Walking Distance To Central Line

- Detached
- Five bedrooms
- Five bathrooms
- Three reception rooms
- 150ft south facing rear garden
- Integral Garage
- Accommodation arranged over three floors
- Off Street Parking

Alter & Cope are delighted to offer this substantial five-bedroom, five-bathroom detached family residence, situated on Carroll Hill in Loughton and extending to approximately 3,850 sq ft of internal accommodation.

The ground floor comprises a welcoming entrance hall with WC, three reception rooms and a fully fitted kitchen with integrated appliances. Reception room one provides access to bedroom five, which is currently being used as an office, which benefits from an en-suite shower room, as well as the integral garage. Reception room two opens onto a south-facing decked balcony, while the kitchen leads through to reception room three.

The lower ground floor provides a generous additional area currently arranged as an entertainment space, together with a utility room, storage room and direct access to the rear garden.

On the first floor are four double bedrooms, each en-suite bathrooms.

Externally, the front of the property provides off-street parking for two vehicles, access to the integral garage, a private seating area and side access to the rear garden.

The rear garden incorporates a paved patio and predominantly lawned area, extending to a swimming pool and summer house at the far end of the garden. Please note the swimming pool is not currently in use.

Carroll Hill is a well-regarded residential road in Loughton, positioned within a short walk of Loughton High Road and its range of shops, restaurants and other amenities. Loughton Central Line Station is also within easy walking distance, providing direct services into central London.

Council Tax Band: G
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Carol Hill

Approximate Gross Internal Area
 Lower Ground Floor = 61.2 sq m / 659 sq ft
 Ground Floor = 165.1 sq m / 1777 sq ft
 First Floor = 131.6 sq m / 1417 sq ft
 Total = 357.9 sq m / 3853 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	65
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.