

Stevenette



9 Station Road  
Loughton, Essex, IG10 4NZ

£1,475,000



# PROPERTY FEATURES

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- Individual Detached House
- Up to 6 Bedrooms
- 3 or 4 Reception Rooms
- Off-Street Parking
- Gas Central Heating
- Excellent Double Glazing

## FULL DESCRIPTION

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This individual detached house dates from the turn of the twentieth century and offers extremely well-proportioned family accommodation of great quality, character and appeal with a wealth of interesting architectural details. The house is arranged over three floors giving versatile accommodation that really suits today's family living and needs. Station Road is one of the town's most highly regarded locations linking Loughton Station with the vibrant High Road which offers a great choice of shops, restaurants, coffee houses and other amenities.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

14' 11" x 14' 4" (4.55m x 4.37m)

Plus bay window. Double pocket doors open to the:

#### SITTING ROOM

12' 1" x 8' 7" (3.68m x 2.62m)

French doors open to the rear garden.

#### DINING KITCHEN

21' 2 (Max)" x 12' 7 (Max)" (6.45m x 3.84m)

#### UTILITY ROOM

8' 8 (Max)" x 8' 10 (Max)" (2.64m x 2.69m)

#### STUDY

12' 7" x 11' 6 (Max)" (3.84m x 3.51m)

Measured into a wide bay window.

#### SHOWER ROOM & WC



## FIRST FLOOR

### LANDING

#### BEDROOM 1

15' 5" x 14' 11" (4.7m x 4.55m)

Including a return bank of fitted wardrobes.

#### BEDROOM 2 OR LOUNGE

15' 9 (Max)" x 15' 7 (Max)" (4.8m x 4.75m)

#### BEDROOM 3

10' 11" x 13' 7" (3.33m x 4.14m)

#### EN-SUITE SHOWER ROOM & WC

#### BEDROOM 4

12' 10" x 9' 2" (3.91m x 2.79m)

#### BATHROOM & WC

## SECOND FLOOR

### LANDING

#### BEDROOM 5

11' x 8' 7 (Avg)" (3.35m x 2.62m)

#### BEDROOM 6

9' 4 (Avg)" x 7' 9 (Avg)" (2.84m x 2.36m)

#### WC

#### STORE

8' 0 (Avg)" x 3' 8 (Avg)" (2.44m x 1.12m)

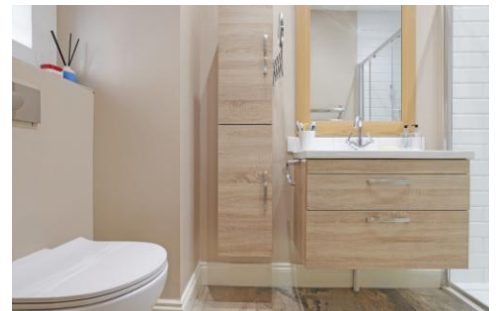
## EXTERIOR

The house is approached over a cobbled carriage driveway which provides good off-street parking. Behind variegated beds that host a number of specimen shrubs stands a detached garden store (6'9" x 6'5") that has electric power and light connected.

To the side and rear of the house are gardens set to a low-maintenance design that incorporates artificial lawn and attractive sitting areas that catch the sun at different points in the day.









TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

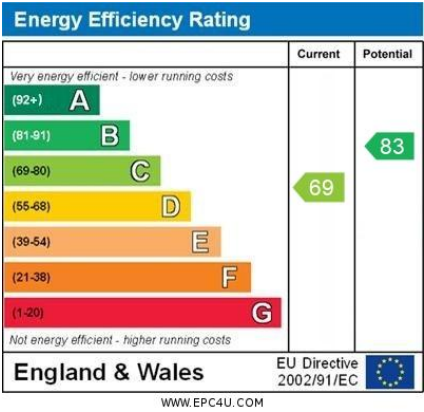
It is understood that Fibre Optic Broadband is available in this area.

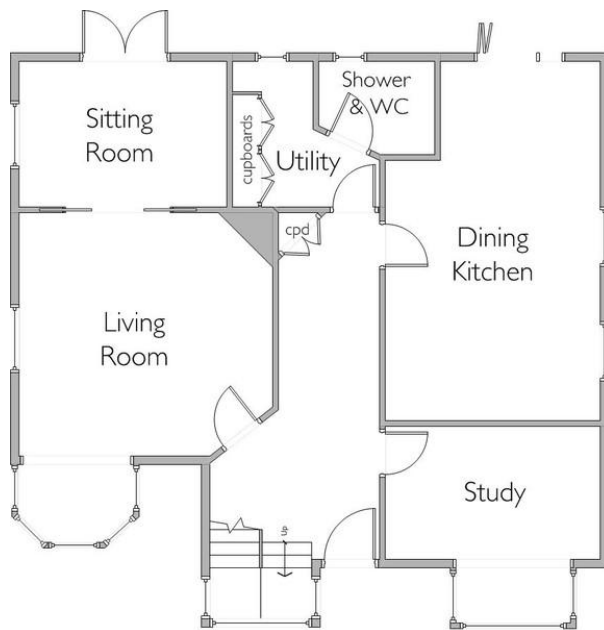
COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for St John Fisher Catholic Primary School & Staples Road Primary School.

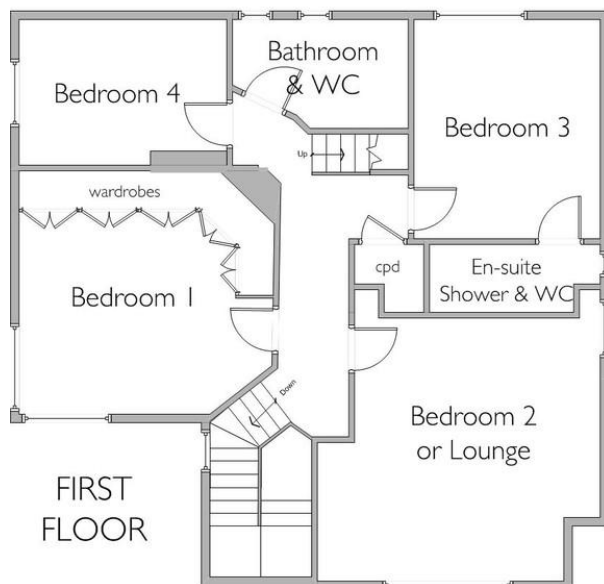




## GROUND FLOOR

Gross Internal Floor Area  
(using measurements taken  
at approx 1.5m headheight  
in areas with sloping ceilings):

Approximately  
2279 sq.ft. / 212 sq.m.



## FIRST FLOOR



## SECOND FLOOR

## PROPERTY PEOPLE PROFESSIONALISM

Sedley House  
136 Church Hill  
Loughton  
Essex  
IG10 1LJ

[www.stevenette.com](http://www.stevenette.com)  
[enquiries@stevenette.com](mailto:enquiries@stevenette.com)  
020 3657 6576

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements