





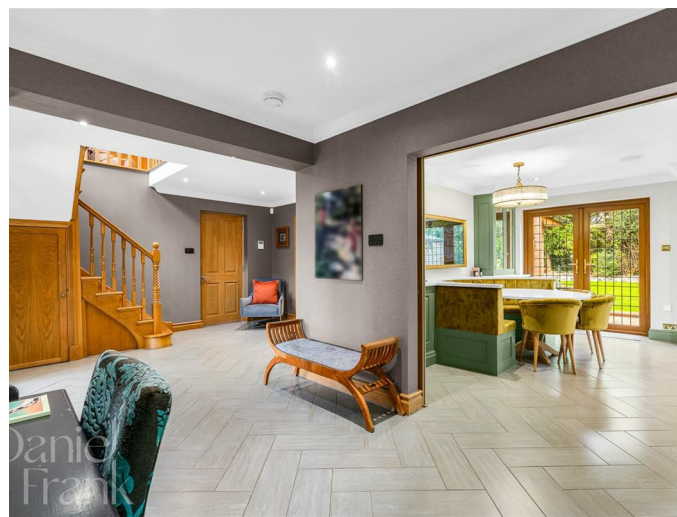
5 West View Loughton, IG10 1TA

An exceptional five-bedroom detached residence, offering over 3,500 sq. ft. of beautifully designed living space, including a versatile detached outbuilding. Situated within a private, gated setting in a sought-after cul-de-sac, this home is just 0.3 miles from Loughton High Road and 0.4 miles from the Central Line Station, providing the perfect balance of privacy and convenience.

Upon entering, you are welcomed by a grand reception hall, featuring stylish tiling and a bespoke oak turning staircase leading to the upper floors. This meticulously upgraded home is designed for modern comfort, with features including underfloor heating throughout, a central vacuum system with external exhaust, a heat recovery ventilation and air purification system, and a water softener filtration system. A modern fuse board and boiler ensure effortless maintenance, making this a truly move-in-ready home.

The spacious sitting room and dining room provide an elegant setting for both relaxation

Tenure Freehold
Council Epping Council





and entertaining. The bespoke open-plan kitchen/diner is a true centrepiece, offering a contemporary design with high-end finishes, while the separate utility room adds further practicality. A dedicated study, complete with fitted office furniture, caters to those who work from home. The ground floor also includes a cloakroom, built-in storage, and an integral garage.

On the first floor, the principal suite is a luxurious retreat, featuring a generous dressing room and a sleek en-suite shower room. Three additional double bedrooms offer ample space, all served by a superbly finished family bathroom. The bespoke staircase leads to the second floor, where an impressive bedroom suite awaits, complete with its own dressing room and a beautifully designed en-suite bathroom.





Your Next Chapter



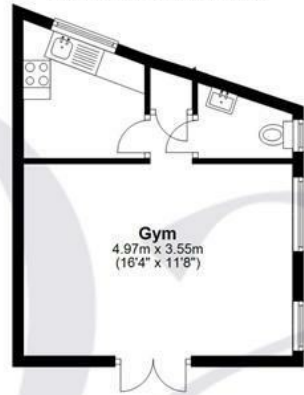
Daniel
Frank



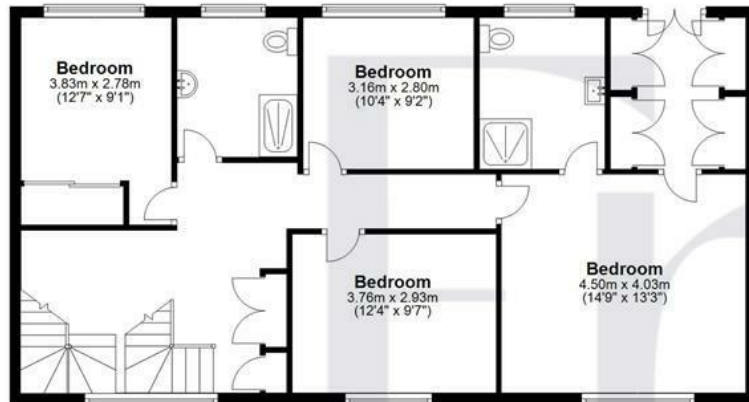
Your Next Chapter



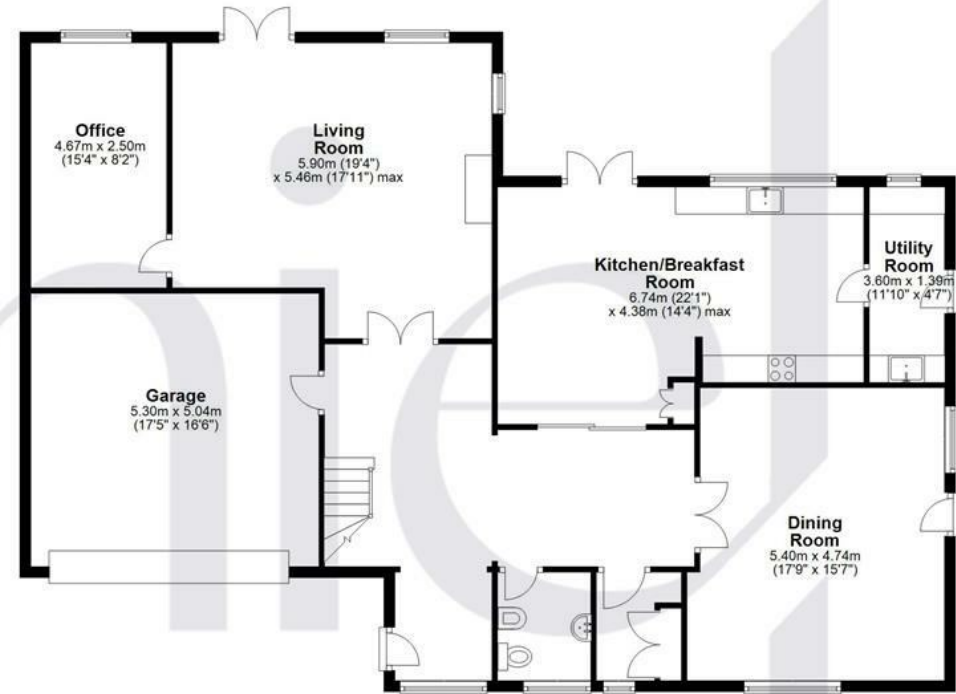
Outbuilding
Approx. 26.4 sq. metres (283.8 sq. feet)



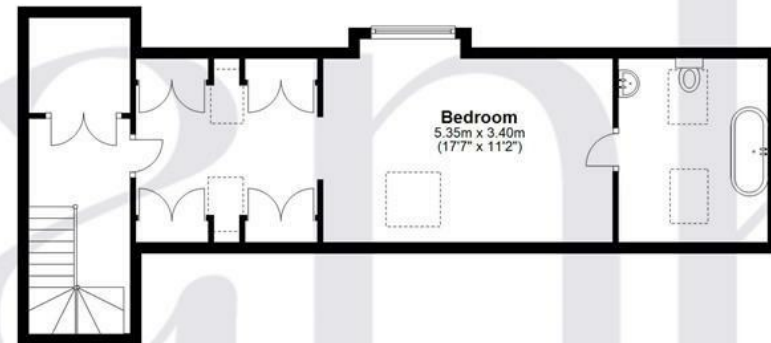
First Floor
Approx. 92.5 sq. metres (995.1 sq. feet)



Ground Floor
Approx. 162.4 sq. metres (1747.9 sq. feet)



Second Floor
Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 333.2 sq. metres (3586.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



The rear garden is both private and beautifully landscaped, with mature shrubbery, a lawn, and a patio with a decking area - perfect for al fresco dining and outdoor entertaining. A detached outbuilding offers incredible versatility, ideal as a gym, entertainment space, or home office. It is fully equipped with a kitchen, WC, and CAT6 internet wiring, making it perfect for modern lifestyles.

The property is approached via a secure gated entrance, leading to a wide carriage driveway with off-street parking for multiple vehicles and access to the integral garage.

Located in a highly desirable area, this home is within walking distance of Loughton's vibrant High Road, with its selection of boutique shops, cafés, and restaurants, while the Central Line Station provides easy access into London. This exceptional property seamlessly blends contemporary luxury with practical living, making it an ideal family home.

WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

