



**High View Close, Loughton**  
**Asking Price £1,450,000**



**MILLERS**  
ESTATE AGENTS

\* SUPERB DETACHED RESIDENCE \* HIGHLY DESIRABLE LOCATION \* FOUR SPACIOUS BEDROOMS \* THREE EN-SUITES \* GARAGE & AMPLE PARKING \* THREE RECEPTION ROOMS \* OPEN PLAN KITCHEN DINER & FAMILY ROOM \* CLOSE TO EPPING FOREST \*

Millers are delighted to offer this rare opportunity to acquire this magnificent executive family residence situated in a highly desirable quiet cul de sac adjacent to Epping Forest. Walking distance to Loughton Central Line station and the High Road with its wide variety of shops and eateries.

This exquisite family home is well proportioned and offers 2750 sq ft of accommodation comprising with an entrance vestibule with double doors leading to an impressive entrance hallway featuring Herringbone design block paved flooring. All rooms are accessed via timber double doors to include a study, formal dining room/playroom, 20' lounge with French doors to the rear garden, a wonderful family room includes a fitted kitchen opening onto a dining and tv area with French doors leading to the rear garden. There is a utility room and ground floor guest cloakroom. a door gives access to the integral garage which is currently used as a gym, along with an additional plant and storage room.

The first floor comprises with a spacious landing with a glorious feature window, attractive double doors lead to all of the bedrooms. There are three master suites all with fitted wardrobes and En-suites facilities. there is a further fourth bedroom and a family bathroom.

To the front of the property there is small brick retaining wall with flower beds leading to an extensive block paved driveway allowing off street parking for numerous vehicles plus access to the integral garage with an up and over door. Side access leading to the rear garden. A fabulous 70' rear garden enjoys a large patio area to the immediate rear with a covered pergola ideal for Al-fresco dining, steps lead down to an extensive lawn area with mature trees and shrubs borders.





## GROUND FLOOR

### Entrance Porch

6' x 6'3" (1.83m x 1.91m )

### Inner Hallway

19'1 x 13'6 max (5.82m x 4.11m max)

### Cloakroom WC

4'5" x 3'5" (1.35m x 1.04m)

### Family Room

14'1" x 11'5" (4.28m x 3.48m)

### Study Room

14'1" x 7'6" (4.28m x 2.29m)

### Living Room

20'4" x 15'2" (6.21m x 4.63m)

### Dining Family Room

20'4" x 11'9" (6.21m x 3.57m)

### Kitchen

13'11" x 8'11" (4.25m x 2.73m)

### Utility Room

5'8" x 8'0" (1.72m x 2.44m)

## FIRST FLOOR

### Bedroom One

20'6" x 15'5" (6.25m x 4.71m)

### En-suite Bathroom

8'3 x 8'1 (2.51m x 2.46m)

### Bedroom Two

20'8" x 15'5" (6.31m x 4.70m)

### En-suite Shower Room

6'1 x 5'9 (1.85m x 1.75m)

### Bedroom Three

14'2" x 18'11" (4.31m x 5.77m)

### En-suite Shower Room

6'1 x 5'7 (1.85m x 1.70m)

### Bedroom Four

14'1" x 11'4" (4.28m x 3.45m)

### Bathroom

8' x 6'2 (2.44m x 1.88m )

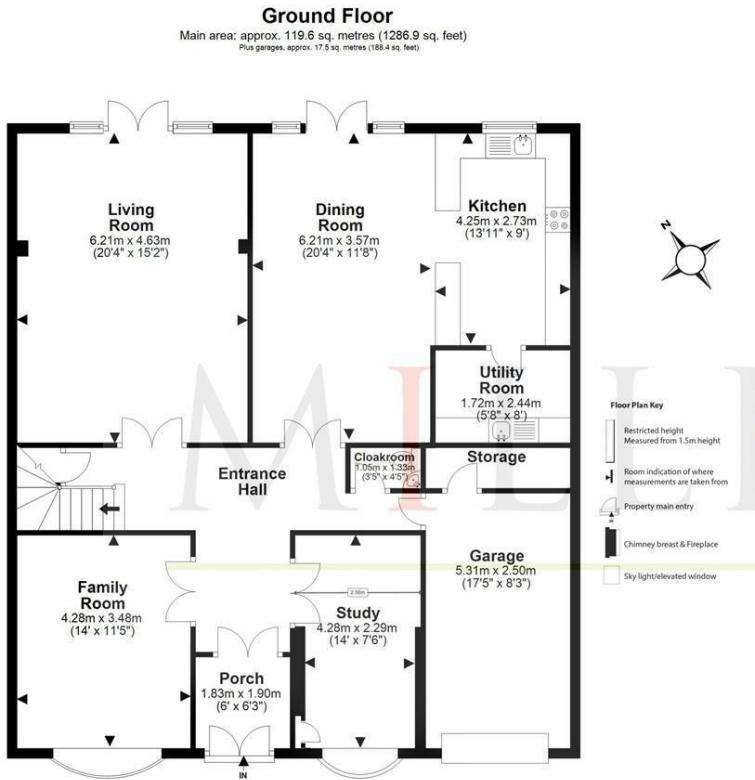
## EXTERNAL AREA

### Garage

17'5 x 8'3 (5.31m x 2.51m)

### Rear Garden

70' x 44' (21.34m x 13.41m)



Main area: Approx. 238.1 sq. metres (2563.2 sq. feet)  
Plus garages, approx. 17.5 sq. metres (188.4 sq. feet)

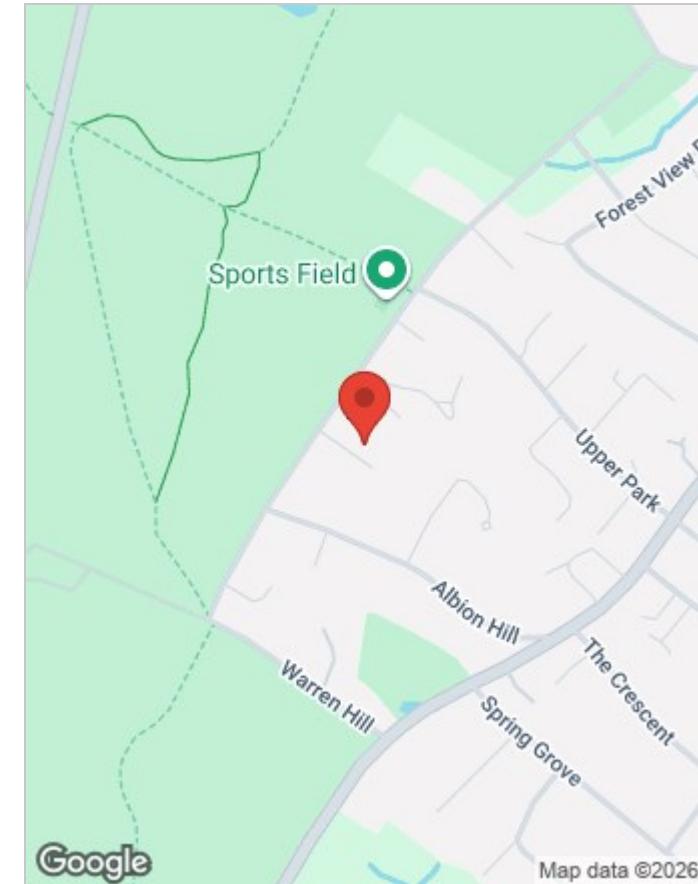
Total area including garage : approx. 253.6 sq metres (2751.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footprint.  
Plan produced using PlanUp.

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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