



Traps Hill, Loughton, Essex, IG10 1TD

£1,550,000 Freehold

TRAPS HILL HOUSE

A rare opportunity to acquire this large 5 DOUBLE BEDROOM Georgian Grade II listed linked detached property situated in a perfect location close to Epping Forest, Loughton shopping centre, Loughton train station and a few minutes' drive to the M11 and M25 motorways.

This large family home has many fine period features with later Regency and Victorian additions. Ground floor accommodation includes large Drawing room, Sitting room, Dining room, Kitchen with 4 oven AGA, Utility room, Cloak room and stairs from the main entrance hall down to a large dry cellar. On the first floor there is an en-suite to the main bedroom, family bathroom, additional separate WC and a good size loft/storage room next to the bedroom on the second floor.

The house is enclosed with mature gardens on three sides and has a detached garage and storage/workshop area with off road parking. It is offered for sale with NO ONWARD CHAIN.
Telephone or Email to arrange a viewing.

Entrance Hallway

Drawing Room

23'4" into bay x 14'3" (7.127 into bay x 4.350)

Sitting Room

19'4" x 16'8" (5.9 x 5.1)

Dining Room (Games Room)

14'4" x 14'1" (4.376 x 4.296)

Kitchen

19'0" x 11'5" (5.8 x 3.5)

Utility Room

Cellar

FIRST FLOOR ACCOMMODATION

Bedroom

23'3" x 13'9" (7.1 x 4.2)

En-Suite

11'5" x 5'2" (3.5 x 1.6)

Bedroom

19'4" x 16'8" (5.9 x 5.1)

Bedroom

15'5" x 11'5" (4.7 x 3.5)

Bedroom

18'4" x 13'9" (5.6 x 4.2)

Bathroom

11'1" x 7'10" (3.4 x 2.4)

SECOND FLOOR ACCOMMODATION

Bedroom

18'8" x 14'5" (5.7 x 4.4)

Loft Area

19'0" x 12'9" (5.8 x 3.9)

EXTERIOR

Detached Garage

21'11" max x 18'8" (6.7 max x 5.7)

Storage Room

9'10" x 8'10" (3.0 x 2.7)

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

