



Hazelwood | Loughton | Essex | IG10 4ET

FINE & COUNTRY

## SELLER INSIGHT

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“ *This has been a wonderful place to grow up in as we have had the best of all worlds. A lovely family house in a quiet environment that is very safe for children and pets as it is in a cul-de-sac. At the same time it is only a few minutes to Epping Forest where we would regularly go for walks in one direction or, alternatively, we could stroll into the high street at Loughton with all its wonderful independent shops, stores, pubs and restaurants. There is also the Central Line tube station where trains can take you to the City in about half an hour, so is ideal for London commuters. As far as road travel is concerned it is only about 10 minutes to the M11 for the M25 as well as access to Stanstead and Cambridge.*

*Loughton also provides opportunities for sports and entertainment including the Loughton Leisure Centre with a large indoor swimming pool. There is a wide selection of schools in the area including good independent schools, Staples Road Primary as well as Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted.\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# STEP INSIDE

## Hazelwood

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This neo-Georgian detached house has never previously been on the market as it was originally bought by the owners' family 'off plan' in 1975 and is purportedly the largest property in Hazelwood. It has an attractive external appearance, that includes multi-pane sash windows with shutters and a bay window overlooking the front lawn. There is a driveway to the double tandem garage providing off street parking and a pathway to the side porch and front door leading to the entrance hall.

Internally it has been well maintained and recently refurbished with contemporary bathrooms and a new kitchen. This has glossy white flat fronted units with granite worktops housing an induction hob and powerful extractor, a built-in oven and combi microwave as well as an integrated dishwasher and washer/dryer. There is also a breakfast bar and an external door to the passageway between the house and the side door to the garage.

The light and bright hallway includes porcelain tiling, a modern cloakroom and a fascinating staircase with a wrought iron and wood banister. There is a multi-pane glass door to the kitchen and double doors glass to the spacious sitting room. This charming room has a lovely bay window, a coved ceiling, four bi-folding doors to the dining room and solid wood flooring that flows through both rooms and, when they doors are open, it provides a wonderful environment for entertaining and a very spacious feeling. There are also French doors from the dining room leading to a patio and wide steps up to a decked terrace that is ideal for al fresco meals and barbecues.

Off the attractive galleried landing there is a useful storage cupboard, a modern bathroom with a built in cupboard and four bedrooms including a delightful double with fitted wardrobes and an en-suite bathroom with a Jacuzzi bath and separate shower.

The large and secluded rear garden includes some wonderful mature trees particularly two ash trees, one of which is really special and wouldn't be out of place in Kew Gardens. Much of the rest of the garden is laid to lawn with shrub borders. There is also the possibility of extending the property between the house and the garage, subject to the appropriate permissions, as there is also a path the other side of the house for access to the rear garden from the front of the property.





**Travel Information**

Loughton Underground Station	0.7 miles
Canary Wharf	15.5 miles
Charing Cross	19.4 miles
Stanstead Airport	26.3 miles

**Leisure Clubs & Facilities**

Loughton Golf Club	020 8502 2923
Epping Golf Course	019 9257 2289
Loughton Cricket Club	020 8508 2489
Loughton Bowls Club	020 8508 3546
Loughton Leisure Centre	020 3225 5460

**Healthcare**

Forest Practice	020 8508 4580
The Loughton Surgery	020 8418 1340
St Margaret's Hospital	019 9256 1666

**Education****Primary Schools**

Hereward Primary	020 8508 6465
Staples Road Primary	020 8508 1241
Whitebridge Primary	020 8508 8624
High Beech	020 8508 6048
St John Fisher Catholic Primary	020 8508 6315

**Secondary Schools**

Debden Park High School	020 8508 2979
Davenant Foundation School	020 8508 0404
Rodin Valley High	020 8508 1173
Oaklands School (Independent)	020 8508 3517

**Entertainment****Pubs and Restaurants**

The Victoria Tavern	020 8508 1779
The Gardener's Arms	020 8508 1655
Quindici	020 8508 9655
Haywards, Epping	019 9257 7350
India Grill	020 8508 7799

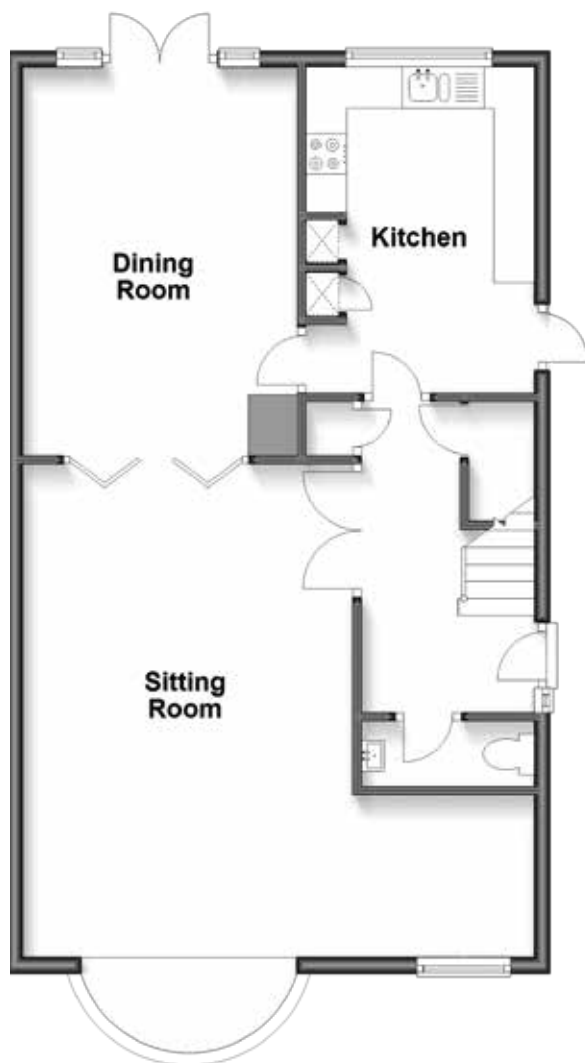
**Local Attractions /Landmarks**

Epping Forest
Bletchley Park
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park



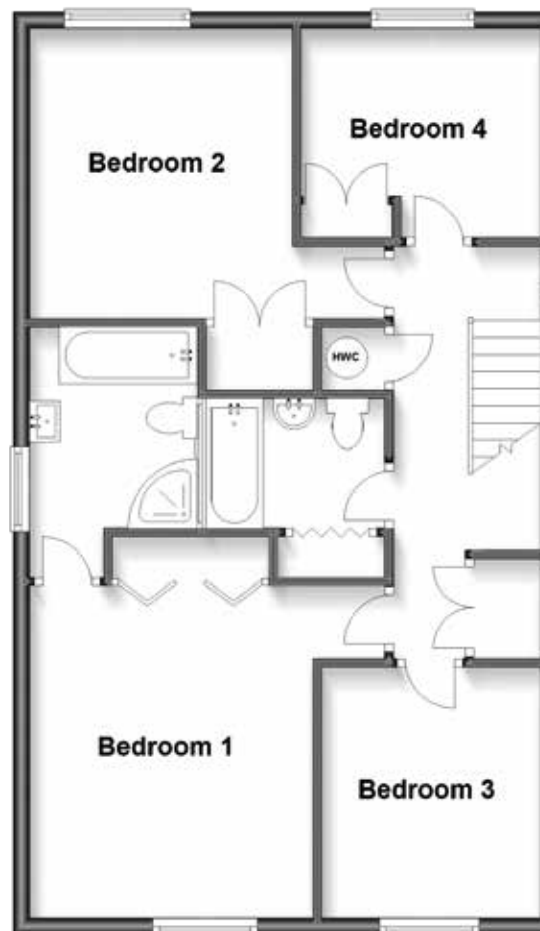
## Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



## First Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



## Ground floor

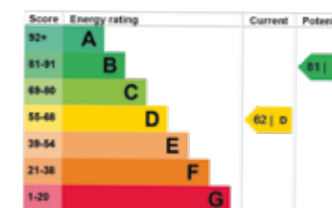
Entrance Hall	
Cloakroom	
Sitting Room	19'8 x 19'11
Dining Room	15'11 x 10'10
Kitchen	13'1 x 8'8

## First Floor

Landing	
Bedroom	1 13'11 x 13'5
En-Suite Bathroom	
Bedroom 2	14'4 x 13'5
Bedroom 3	10'5 x 8'10
Bedroom 4	8'4 x 9'5
Bathroom	

## Outside

Garage  
Off Street Parking  
Front Garden  
Rear Garden



Council Tax Band: G

Tenure: Freehold

£ 1,250,000

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