



P R I M E R E S I D E N T I A L

P R E S E N T S

Broadstrood, Loughton



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Broadstroad, Loughton



The Elliott James team are excited to announce the sale of this imposing six bedroom detached family home backing onto the historic Epping Forest located close to Loughton High Road and Loughton Central Line Station. Set behind electric gates, this modern family home offers any discerning buyer a fabulous balance of entertaining areas and bright, spacious accommodation. The property has also been renovated to an exceptionally high standard to include underfloor heating in all the en suite bathrooms, a concealed security system and air conditioning in three bedrooms.

The internal accommodation is arranged over three floors with the ground floor comprising of entrance porch with access to the integral garage, bright entrance hall, family TV room, large formal reception room with bi-folding doors leading onto the rear patio, open plan kitchen/breakfast room with Miele fitted appliances and underfloor heating, separate utility room with side access, dining area and modern downstairs cloakroom.

The first floor features a wonderful principal bedroom with a stunning walk-in-wardrobe, recently renovated four piece en suite bathroom and incredible views over the circa 150 foot rear garden. This floor also benefits from a further three double bedrooms all of which benefit from modern three-piece en suites. The second floor features two spacious double bedrooms one of which benefits from built in wardrobes, an en suite, air-conditioning and balcony style window. This floor is completed with two large storage rooms that can be utilised as additional walk-in-wardrobe space.

To the rear, this property boasts a wonderfully private 150 foot tree lined garden. It features two spacious patios perfect for entertaining or al fresco dining, laid to lawn, mature planted borders and new garden room measuring almost 150 square feet in size. There is also a gate to the rear providing direct access into Epping Forest - perfect for dog walkers!



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 3491.00 sq ft	Type House - Detached	Style Modern
Bedrooms 6	Receptions 3	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS

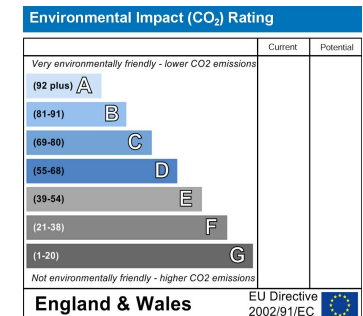
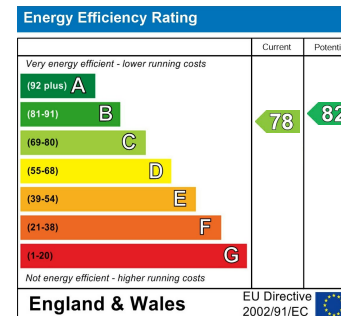
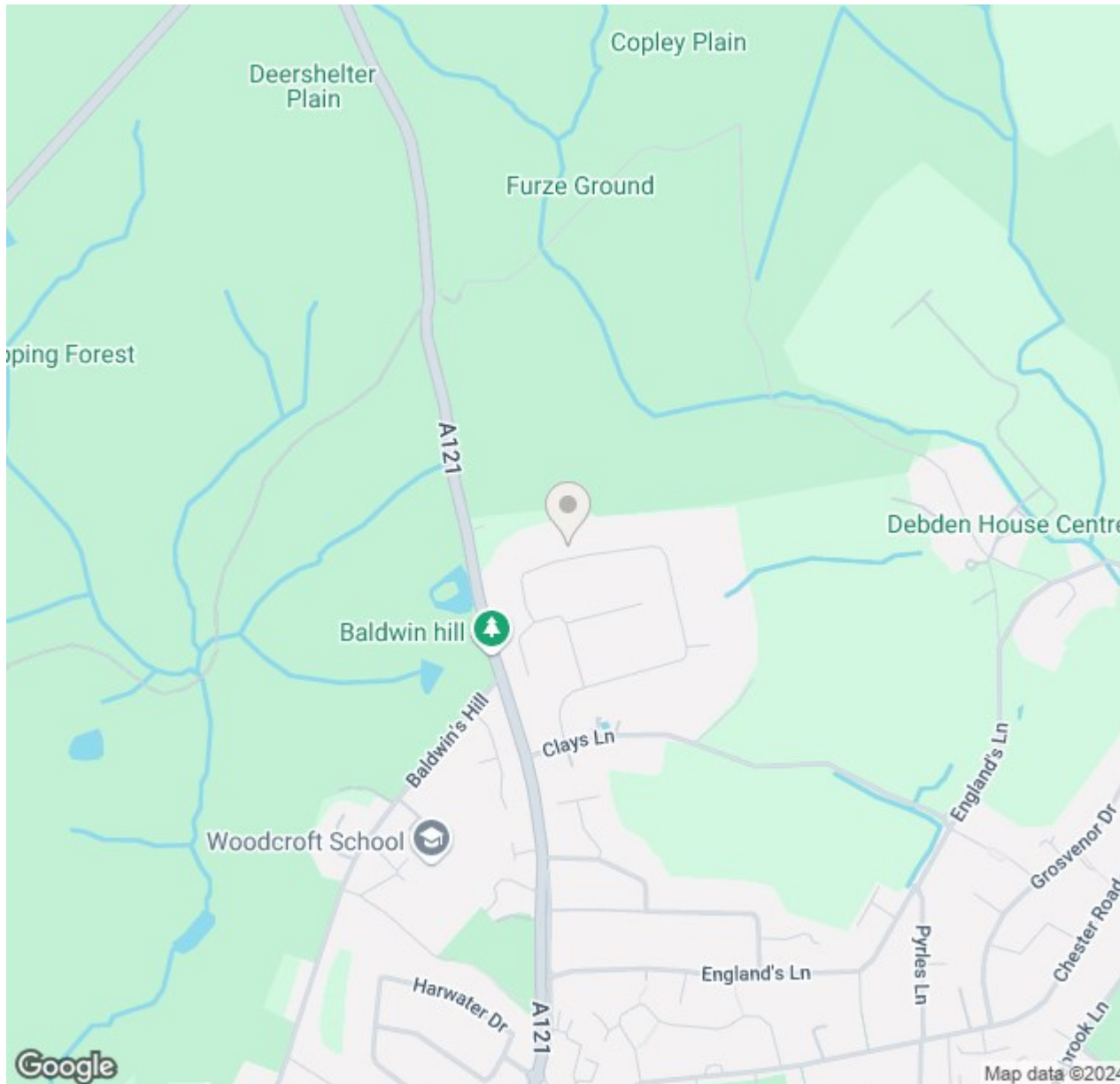


GROSS INTERNAL AREA
 FLOOR 1: 114 m², 1227 SQ FT, FLOOR 2: 126 m², 1356 SQ FT, FLOOR 3: 58 m², 624 SQ FT
 GARAGE: 14 m², 150 SQ FT, GARDEN ROOM: 12.5 m², 134 SQ FT
 TOTAL: 324.5 m², 3491 SQ FT

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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