



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

P R E S E N T S

Alderton Hill, Loughton





PRIME E | J Home



## Alderton Hill, Loughton

“ In late February of 2024 Elliott James were invited by the vendors to sell off market their stunning 1930's family residence set on the highly prestigious location of Alderton Hill, Loughton. The property having been built on a generous plot and within easy walking distance to Loughton town centre and the Central line tube station offered generous internal accommodation arranged over three spacious floors. The ground floor comprised of entrance hall, stunning 25' foot reception room, large dining room, TV room, beautiful kitchen breakfast room, utility room and two cloakrooms. The first floor offered a principal bedroom suite with walk in wardrobe and en-suite bathroom, three further double bedrooms and family bathroom. The second floor included two bedrooms and shower room. Externally the rear South West face garden does benefit from a heated swimming pool, large terrace, gym building which houses the pool equipment. The large carriage driveway and detached garage we noted offered a potential purchaser the opportunity to substantially extend the property further. A sale was successfully secured with completion agreed for April 2024.

”

With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



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.

**Elliott Lawlor MNAEA & MARLA**

[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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Sqft sq ft	Type House - Detached	Style New Home
Bedrooms 6	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority	Tax Band G





WHITE SKID-HIRE  
0800 0850522  
07903 1 5410

E | J

RESIDENTIAL



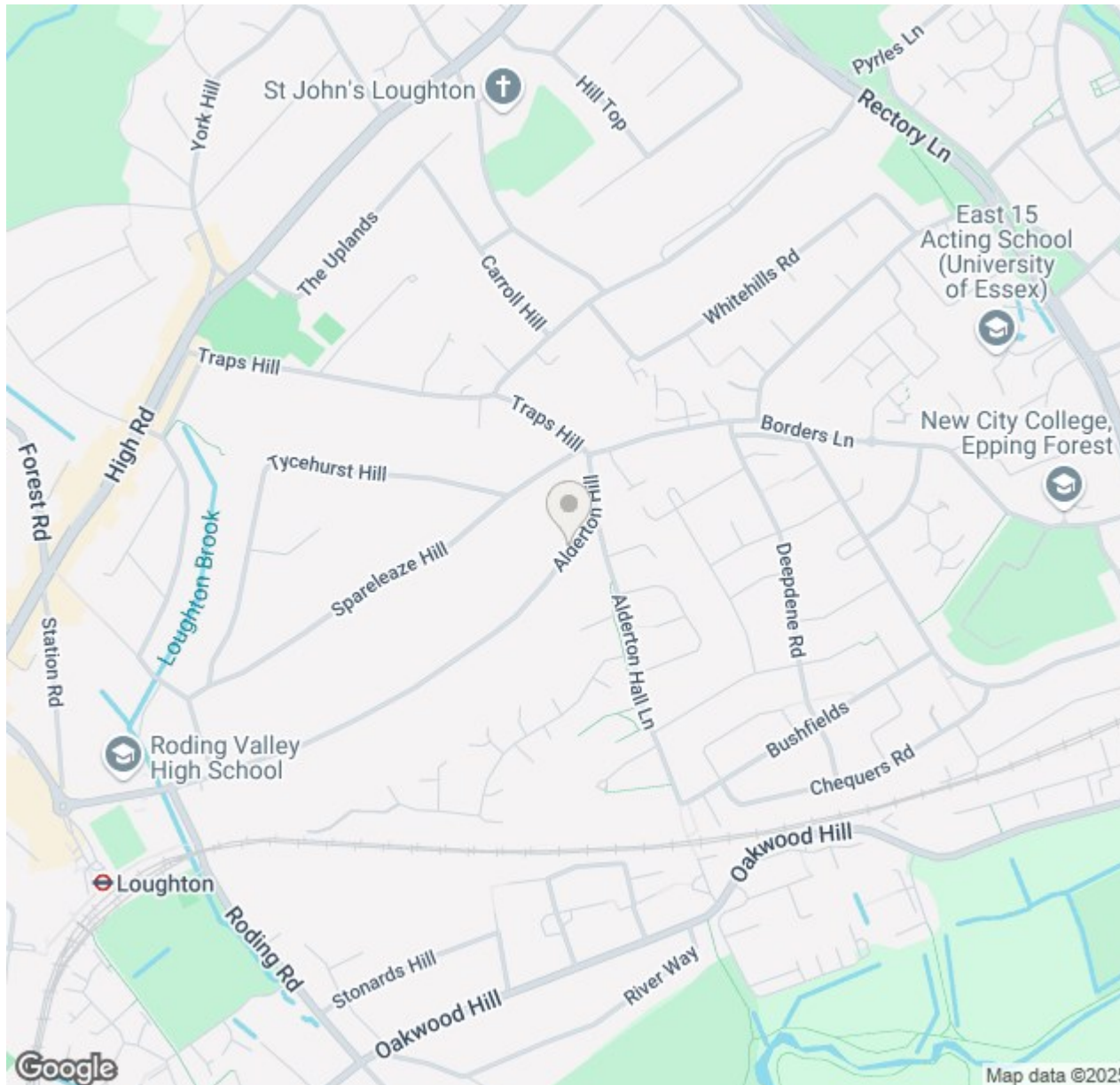








# MAP & EPC



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





# PLANS

elliott **E | J** james

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