



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

P R E S E N T S

The Drive, Loughton



elliott E | J james

PRIME | REB | D | P | A | L

The Drive, Loughton



Elliott James is happy to bring to the market this CHAIN FREE modernised and spacious five-bedroom period family home, spanning in excess of 3500 square ft, lying moments away from Epping Forest, Loughton High Road shops and the link to London via Loughton Tube Station.

Located in a prime position, the property has been extended, contemporised, and invested in by the current owners.

At the front of the house is a home cinema lounge with built in surround sound and a lovely wood burner. The large entrance hallway leads to a bright and airy living room and modern open plan kitchen/diner through to a splendid glass conservatory with bi-folding doors. There is another large and airy family room with access to the kitchen and glass doors overlooking the garden. There is also a shower room, that can be additionally accessed via a separate entrance.

The first floor has four of the five bedrooms, including two generous bedrooms with en-suites and walk in wardrobes, plus the family bathroom. The fifth bedroom is in the loft with its own walk in wardrobe and en-suite shower room too.

Located in the Staples Road Primary School catchment, this house has off street parking to the front with space to park two cars. To the rear is a stunning and large south facing garden built for family-life. It comprises a small pond and charming bridge adjacent to a beautifully kept lawn with plenty of playing space for children, including a wooden climbing frame/swings/slide, and Wendy House. There is also a large outbuilding and shed for storage.

The High Road is only 0.1 miles away making the house superbly situated for everyday conveniences and shopping. Commuters are well served by the tube which is only a 10 minute walk away as well as motorists by the close proximity of the M25 and M11. The area has several highly thought of state and private schools both at primary and secondary level, perfect for the family buyer.

Viewings are strictly by appointment only.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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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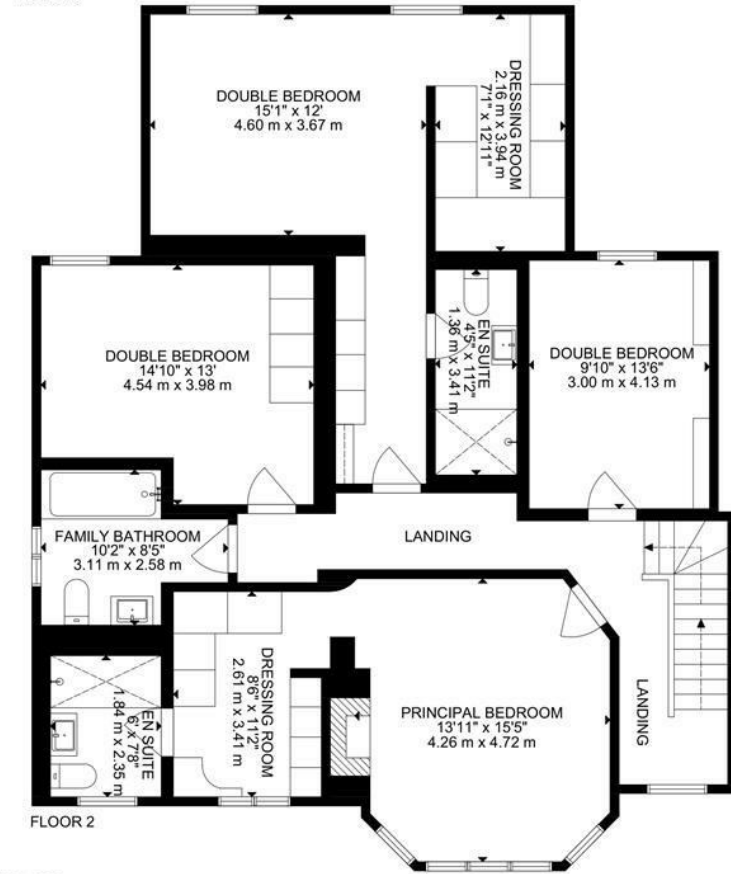
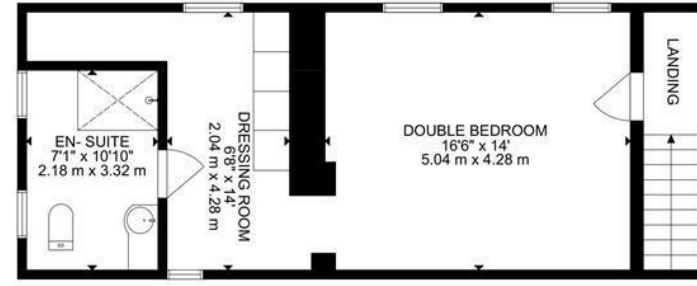
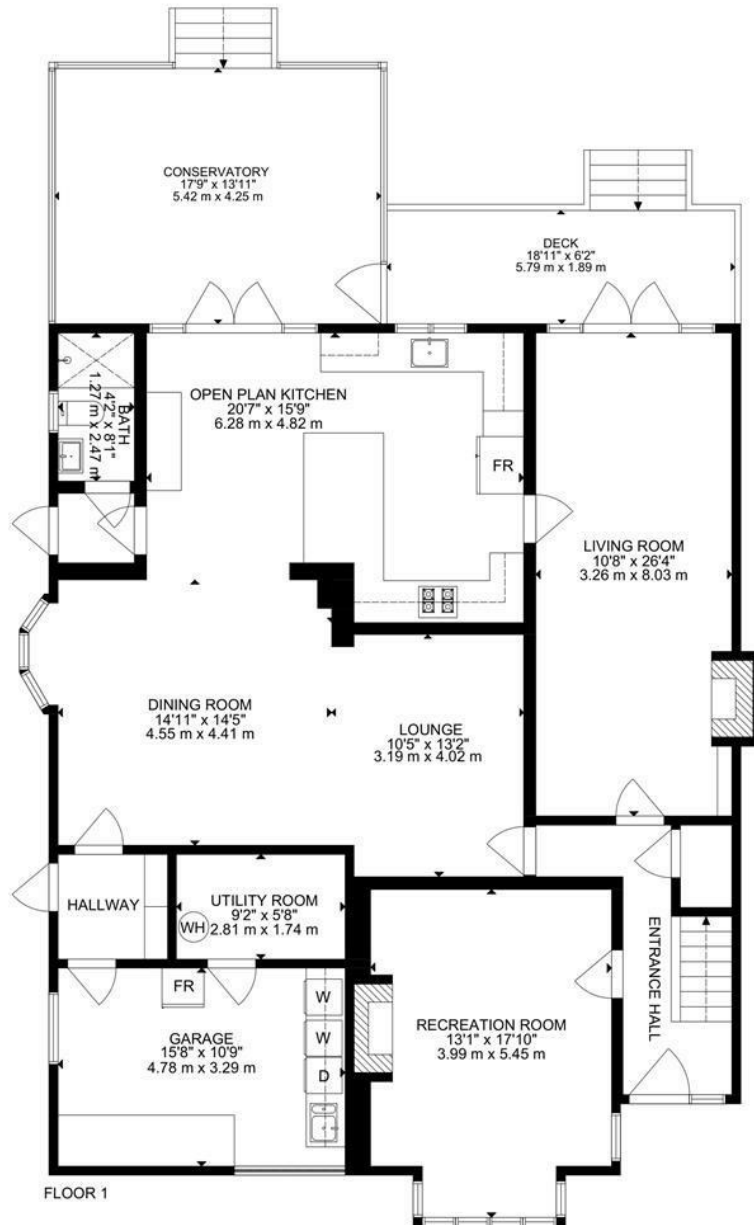
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Sqft 3583.00 sq ft	Type House - Semi-Detached	Style 1910's
Bedrooms 5	Receptions 3	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band G

PLANS



GROSS INTERNAL AREA
 FLOOR 1: 155 m², 1668 SQ FT, FLOOR 2: 131 m², 1410 SQ FT, FLOOR 3: 47 m², 505 SQ FT
 EXCLUDED AREAS: CONSERVATORY: 23 m², 247 SQ FT
 TOTAL: 333 m², 3583 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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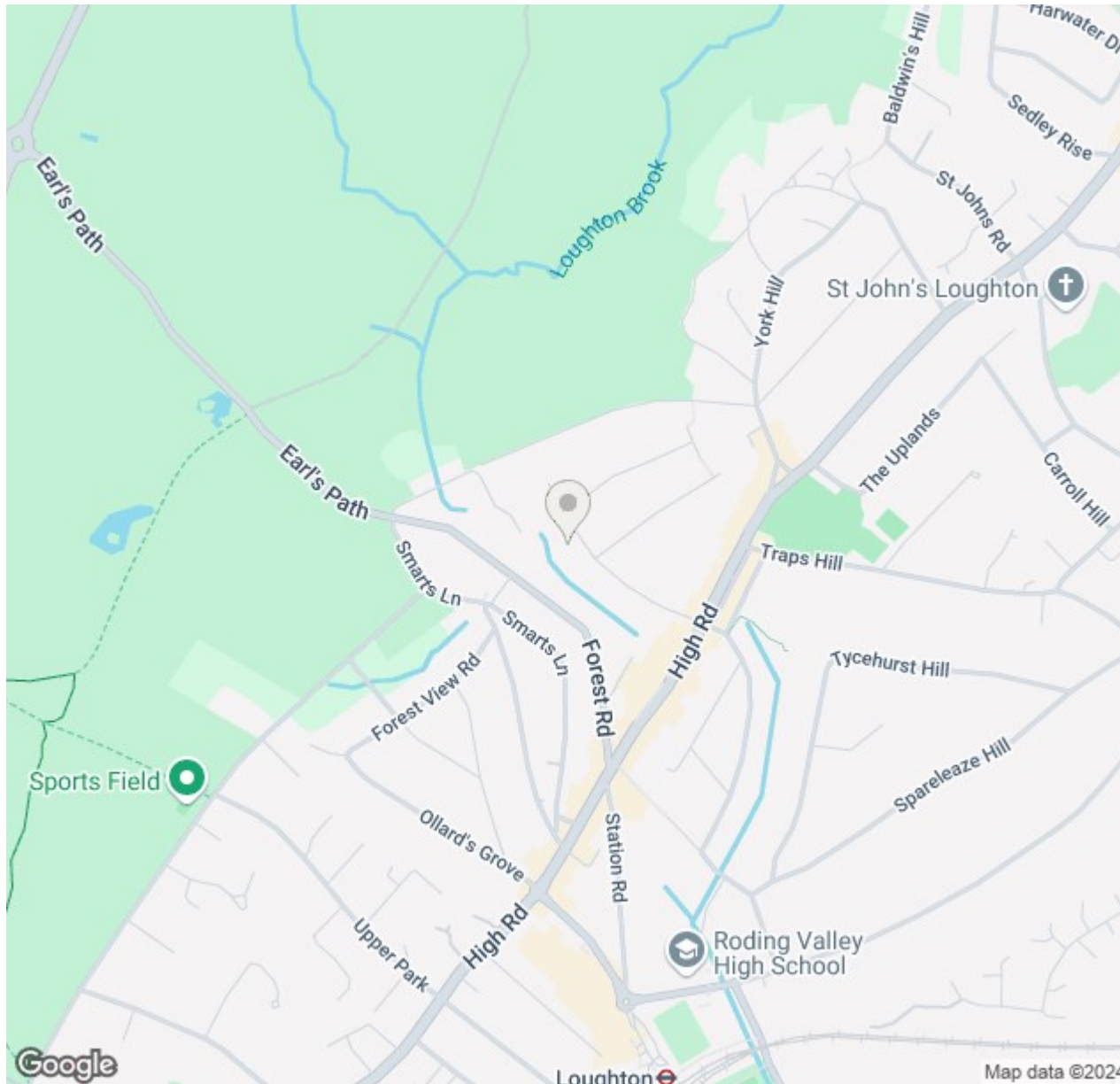


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MAP & EPC



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		
	71	76
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	

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