



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 Crescent, Loughton



E | J James

# The Crescent, Loughton



Elliott James is delighted to welcome to the market this beautiful four-bedroom semi-detached family home located on one of Loughton's most sought-after turnings. This home is only moments away from Epping Forest and Loughton High Road with its wide selection of shops and social amenities and Central Line Station offering quick and direct access into London.

Presenting a plethora of welcoming character features this family home offers just above 1300 square feet in internal living accommodation. The ground floor comprises of an entrance hallway, a generously proportioned reception room fitted with a log burner, a further reception room overlooking the garden and kitchen leading into the garden.

The bright first floor landing leads to two well-proportioned double bedrooms and two single bedrooms and spacious family bathroom. This floor is completed with a modern principal bedroom equipped with en-suite shower room. The attractive garden accommodates all, providing a good balance of lawn, shrubs, trees and patio spaces for al fresco dining. The garden is approximately 130 feet in length. The home is completed with off street parking on a private driveway.

The property is located within easy access of numerous, well regarded, state and independent schools including Oaklands and Staples Road Primary.

Viewings are strictly by appointment only so please contact us on 0208 0165 333 to arrange a viewing on this wonderful home.



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.



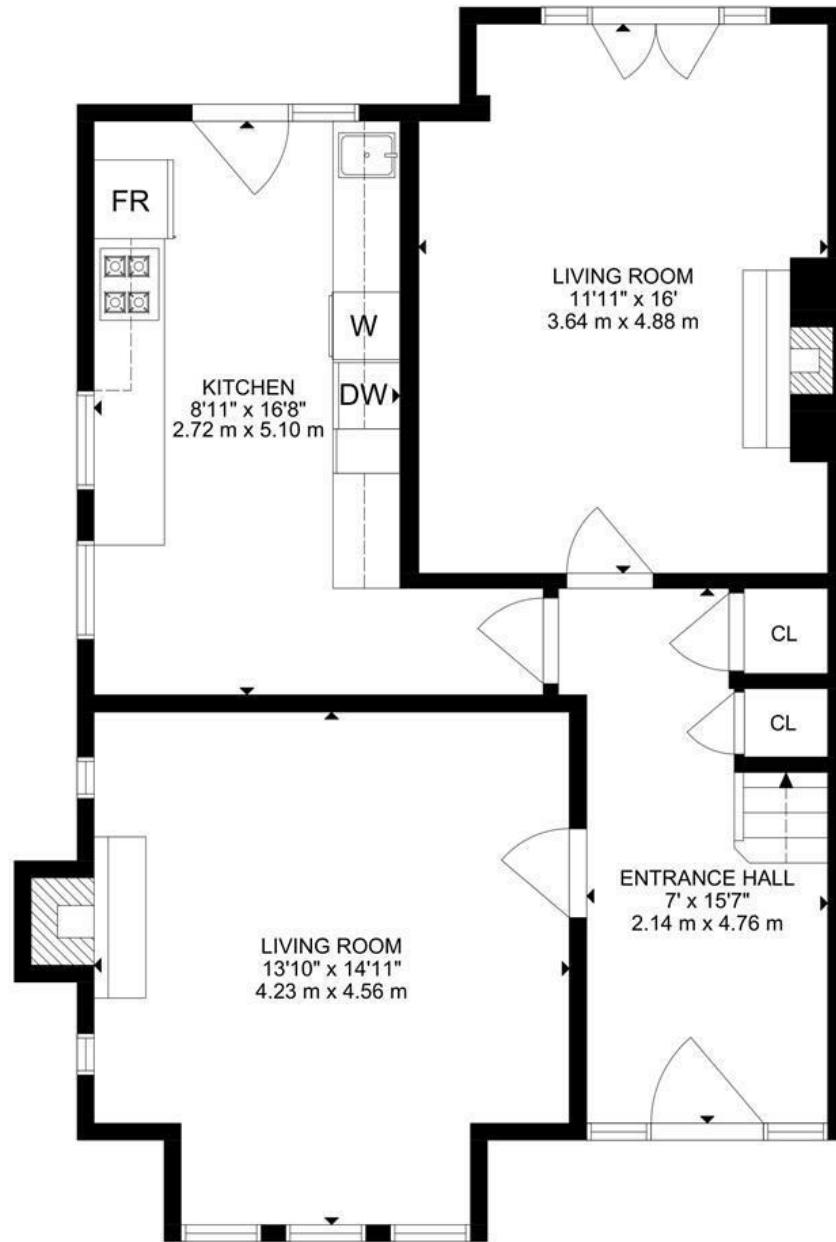
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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0208 0165 333

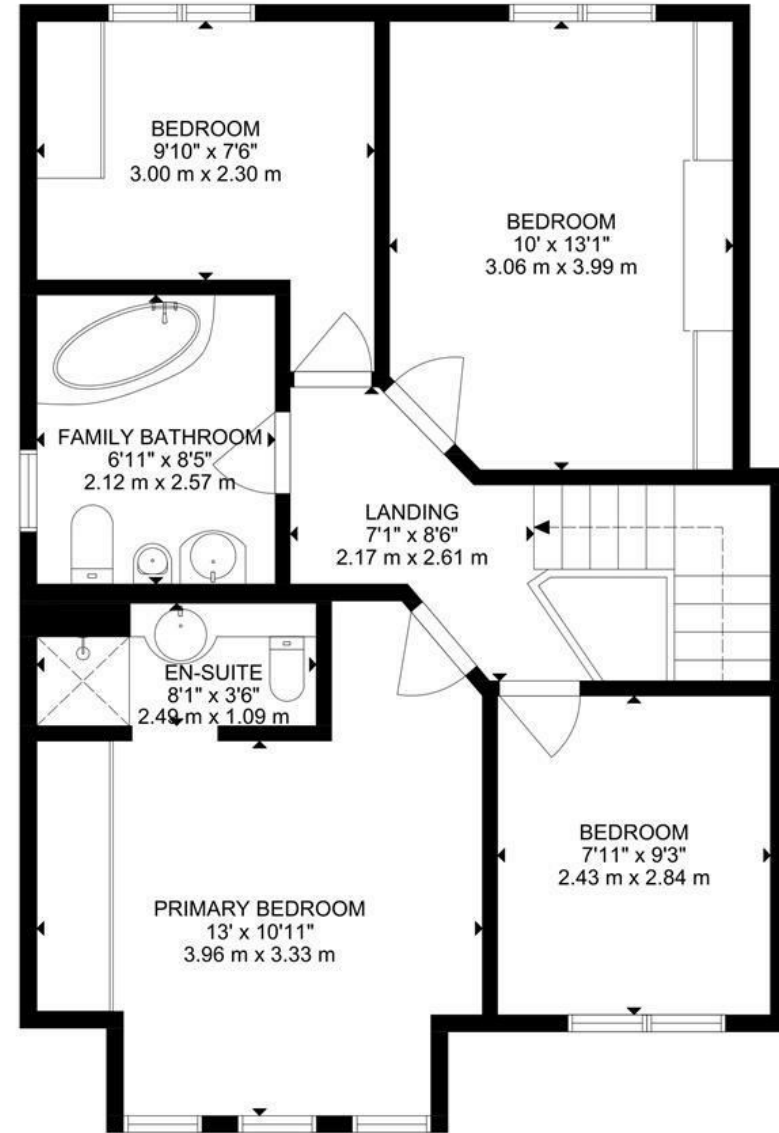
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Sqft 1302.00 sq ft	Type House - Semi-Detached	Style Edwardian
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

# PLANS



FLOOR 1

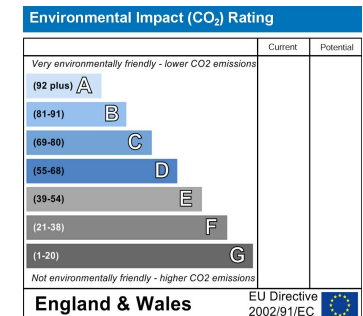
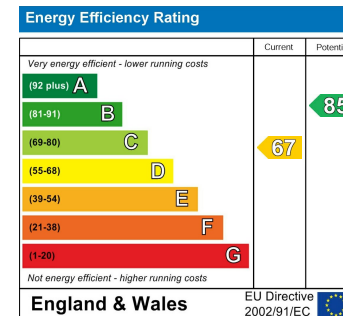
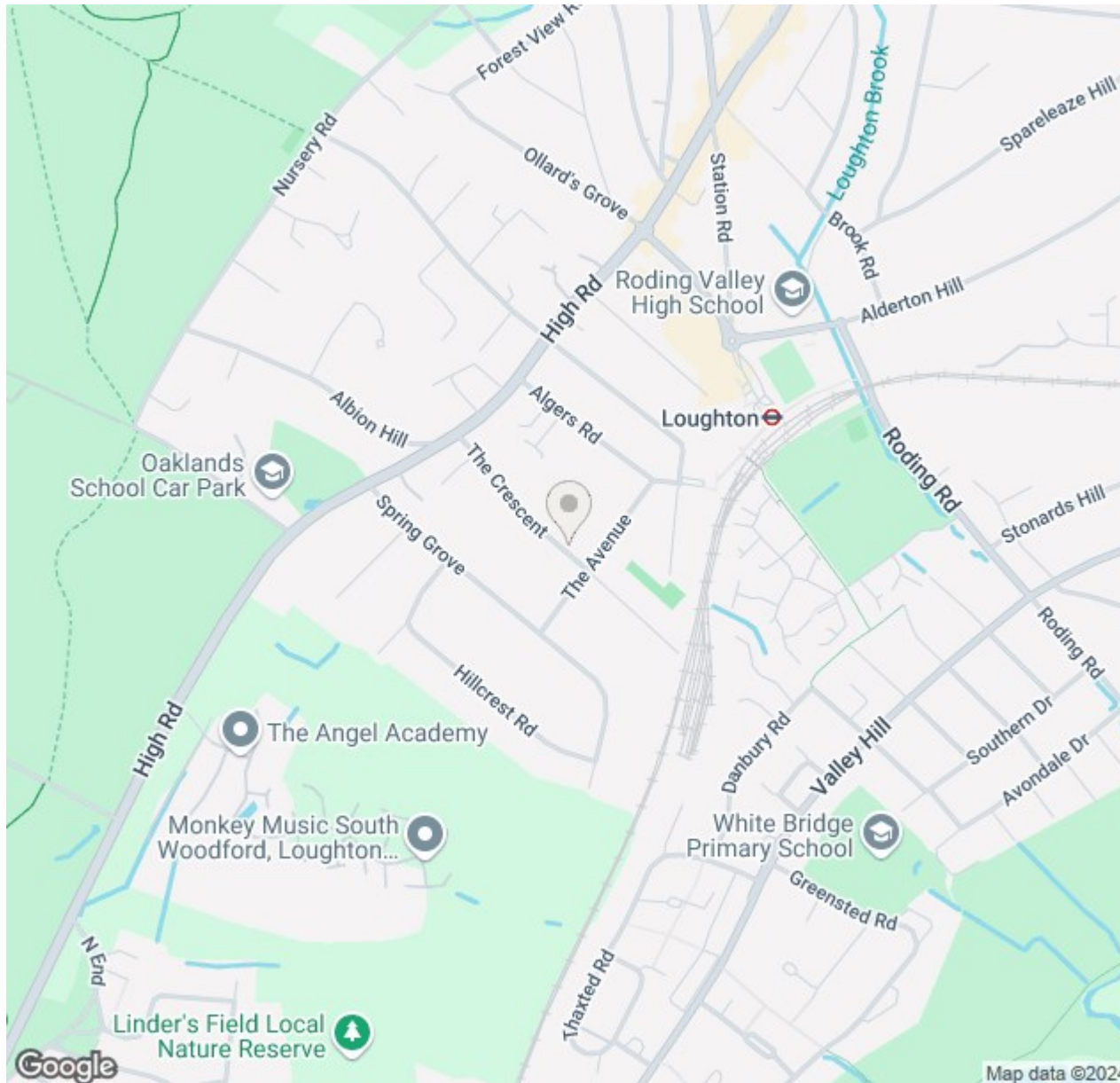


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 624 SQ FT, 58 m<sup>2</sup>, FLOOR 2: 678 SQ FT, 63 m<sup>2</sup>  
TOTAL: 1302 SQ FT, 121 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



elliott  james

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