



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

P R E S E N T S

Church Lane, Loughton



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elliott E | J james

# Church Lane, Loughton



Located in the highly sought after location of Church Lane Loughton, this detached family four double bedroom home offers stylish contemporary living. The internal accommodation is designed over three floors with the ground floor comprising a bright and spacious entrance hall. This leads to the family TV room, study, downstairs cloakroom, large open plan kitchen with central island and fitted appliances.

There is an additional lounge with feature fireplace and orangery dining area, both with French patio doors opening onto the rear garden terrace. The downstairs is completed with utility room, having internal access to the detached garage and the rear terrace.

The first floor comprises three double bedrooms with fitted wardrobes, two with en-suite, and additional family bathroom. The master bedroom with en-suite and Juliet balcony offering spectacular views of London, is located on the second floor.

The private south-facing rear garden offers complete peace and tranquillity with planted borders, two patio areas with lighting, which is ideal for alfresco dining. The property is set behind electric gates securing off street parking. This beautiful key ready family home is within easy reach of all local amenities, transport links, central line tube, M25 , M11, and excellent schools.

Early viewing is highly recommended.



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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.



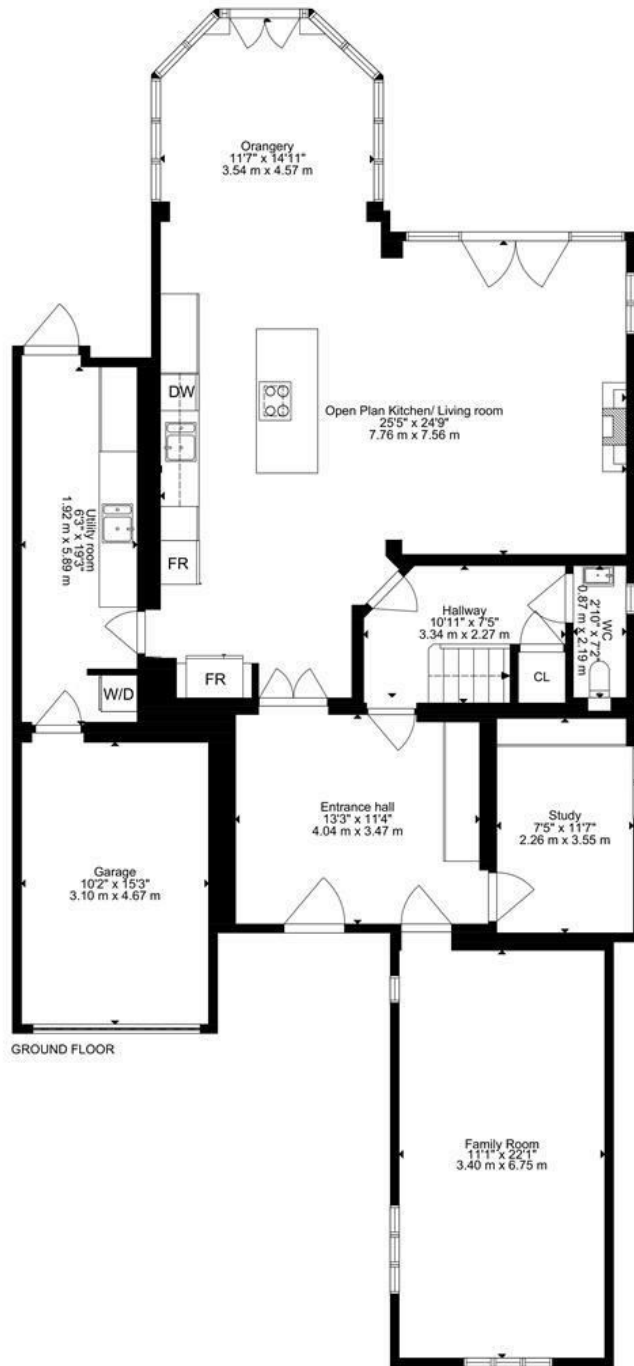
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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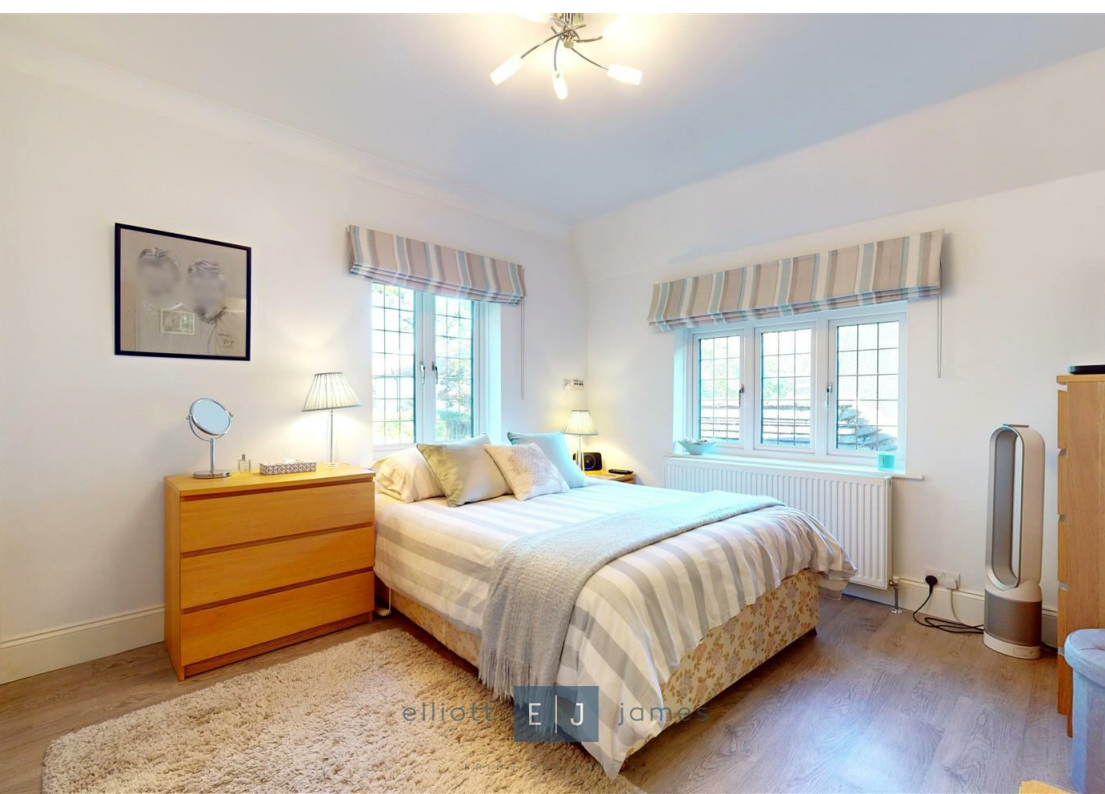
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Sqft 2551.00 sq ft	Type House - Detached	Style 1920s
Bedrooms 4	Receptions 2	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G

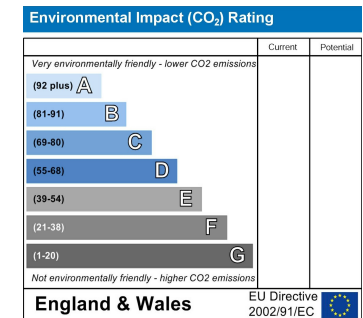
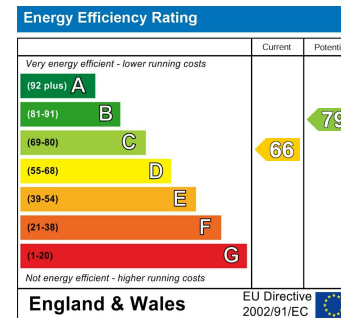
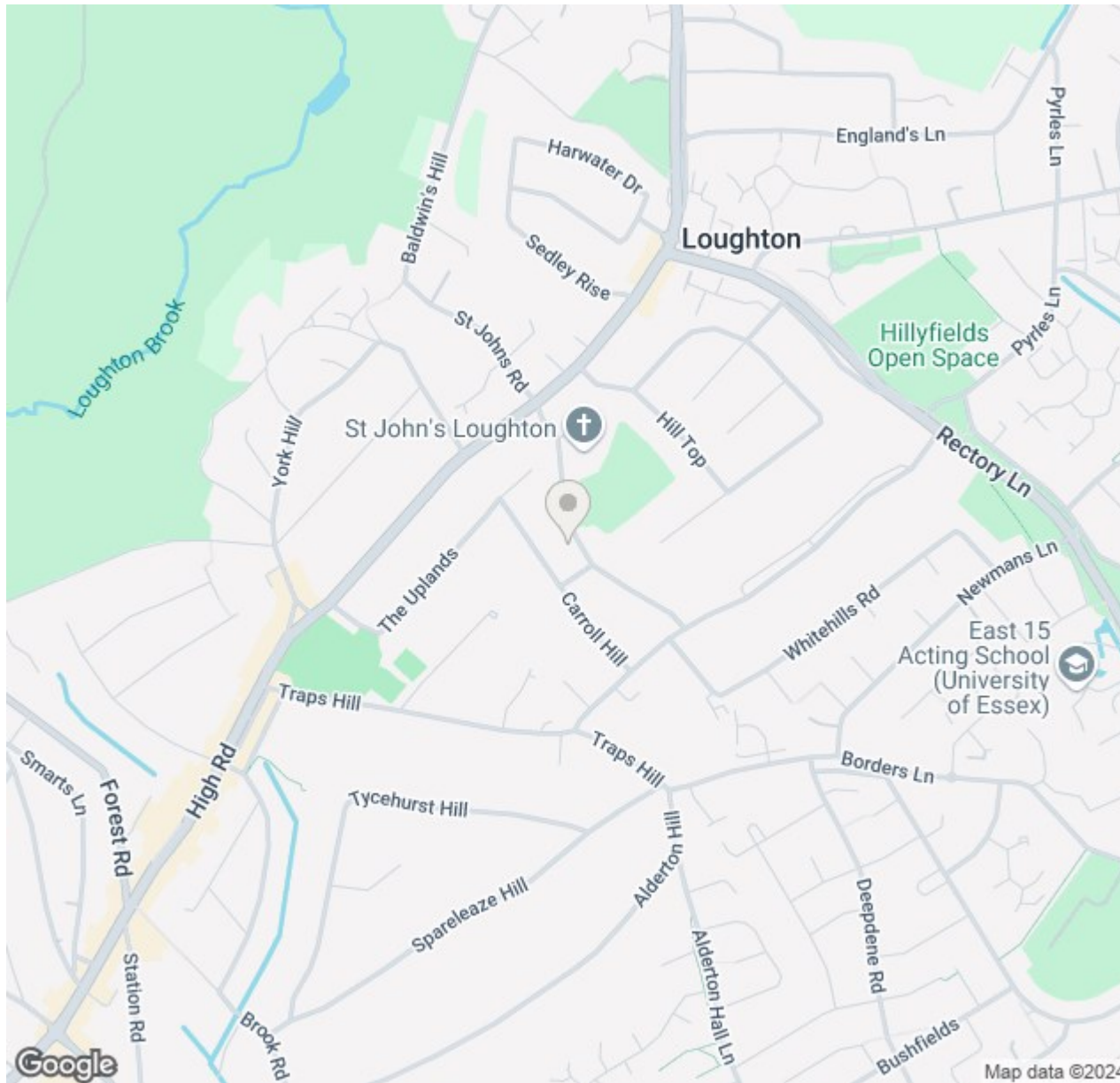
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 1431 SQ FT, 133 m<sup>2</sup>. FIRST FLOOR: 818 SQ FT, 76 m<sup>2</sup>. SECOND FLOOR : 301 SQ FT, 28 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 150 SQ FT, 14 m<sup>2</sup>  
 TOTAL: 2551 SQ FT, 237 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



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