



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 Mews, Loughton





James

RESIDENTIAL



## Alderton Mews, Loughton



Elliott James are delighted to bring to the market this spacious four bedroom detached family home located in a gated development just off arguably one Loughton's most prestigious roads, Alderton Hill. Alderton Mews is a small mews style development comprising of just three properties and is situated within easy walking distance to Loughton's Central Line Station (0.7 miles away) and busy High Road which offers a wide selection of eateries and independent shops. The property is being offered CHAIN FREE.

The ground floor accommodation comprises of a entrance hallway, spacious living room with patio doors leading onto the rear garden, dining room, modern fitted kitchen, dswc and study.

The first floor accommodation comprises of a principal bedroom with en-suite, 3 further bedrooms one of which benefits from a dressing room and a modern family bathroom.

To the front of the property you will find ample parking for multiple vehicles in the form of large driveway and double garage.

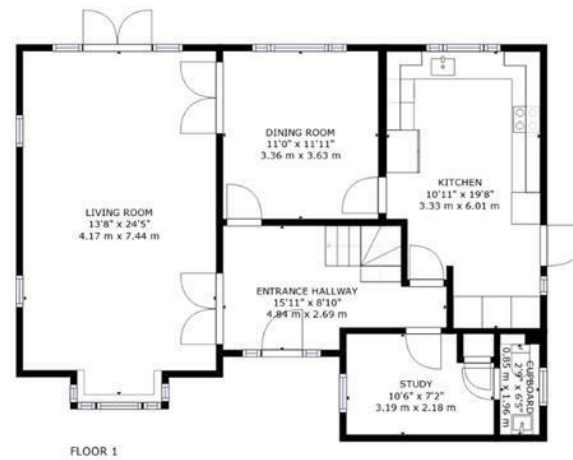
Early viewing is highly recommended and strictly by appointment only.



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Sqft 1919.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 897 sq. ft, 83 m<sup>2</sup>, FLOOR 2: 1023 sq. ft, 95 m<sup>2</sup>  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 37 sq. ft, 3 m<sup>2</sup>  
TOTAL: 1919 sq. ft, 178 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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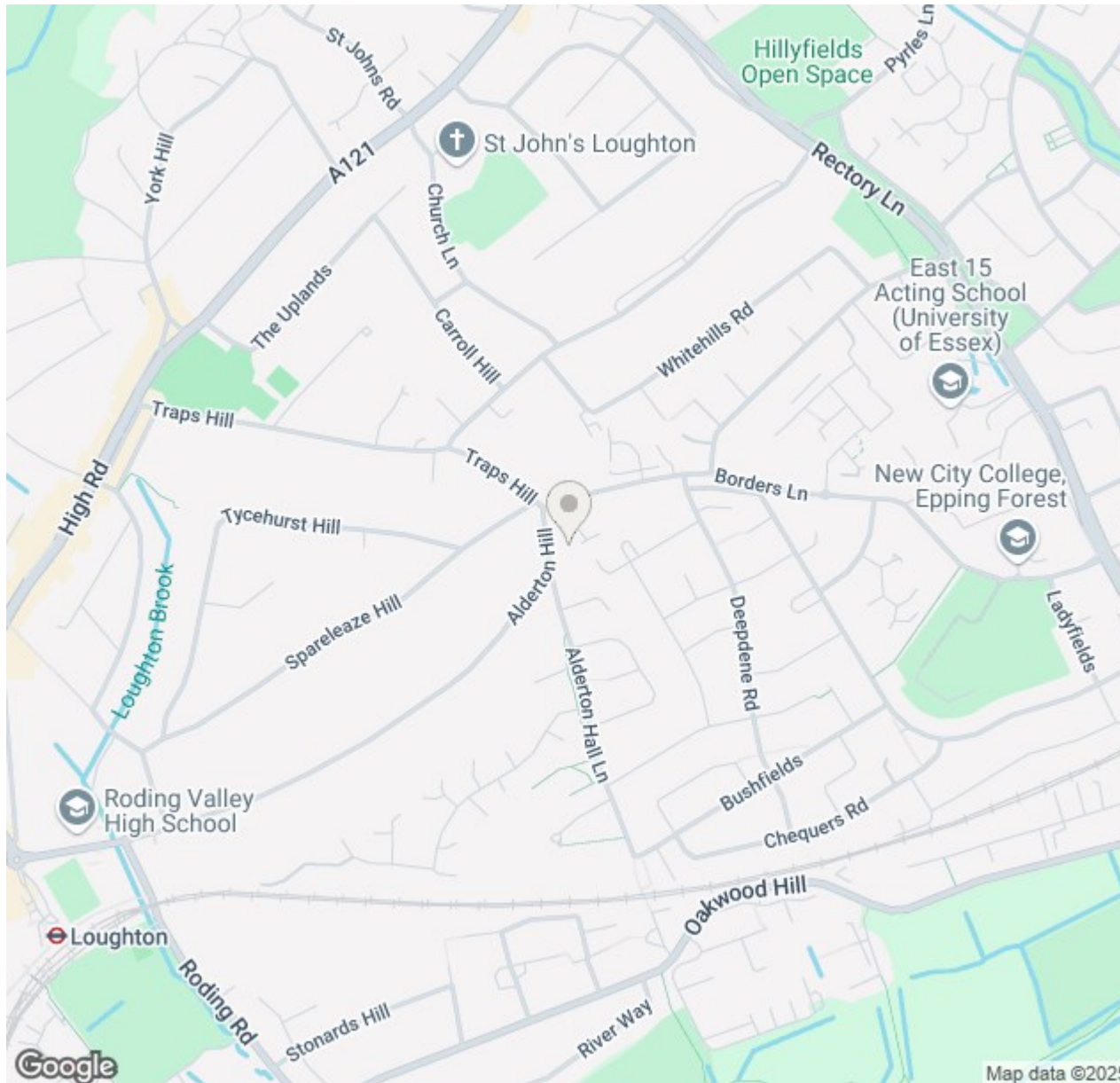
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# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
		74	82
<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	

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