



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

P R E S E N T S

Clifton Road, Loughton



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Clifton Road, Loughton

Nestled on the charming Clifton Road in Loughton this extended two-bedroom end of terrace house is a true gem located just 0.4 miles from Loughton Central Line Station. Dating back to 1898, this property offers character and history.

The accommodation is arranged over two floors. The ground floor comprises of a bright living room, a dining room and a modern fitted kitchen with access into the garden. Upstairs has two double bedrooms and a well-presented bathroom. The main bedroom benefits from fitted wardrobes and the second bedroom has wardrobe space within a cupboard.

The garage offers an excellent development potential and opens a world of possibilities for those looking to add their own touch to the space. Subject to planning consent.

The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is just a short walk away. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

Additional benefits include residents permit parking ensures that you'll never have to worry about finding a spot for your vehicle and this home is offered to the market CHAIN FREE.

This home also has wonderful potential subject to the usual planning consents with the large space to the side ideal for building works to create an addition semi-detached home or large extension.

Don't miss out on the opportunity to make this charming property your own and create a lifetime of memories in this historic home. Book a viewing today and step into the endless possibilities that this Clifton Road residence has to offer.



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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Sqft 861.12 sq ft	Type House - End Terrace	Style Victorian
Bedrooms 2	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band C

PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 452 SQ FT, 42 m², FIRST FLOOR : 376 SQ FT, 35 m²
EXCLUDED AREAS: GARAGE: 236 SQ FT, 22 m²
TOTAL: 828 SQ FT, 77 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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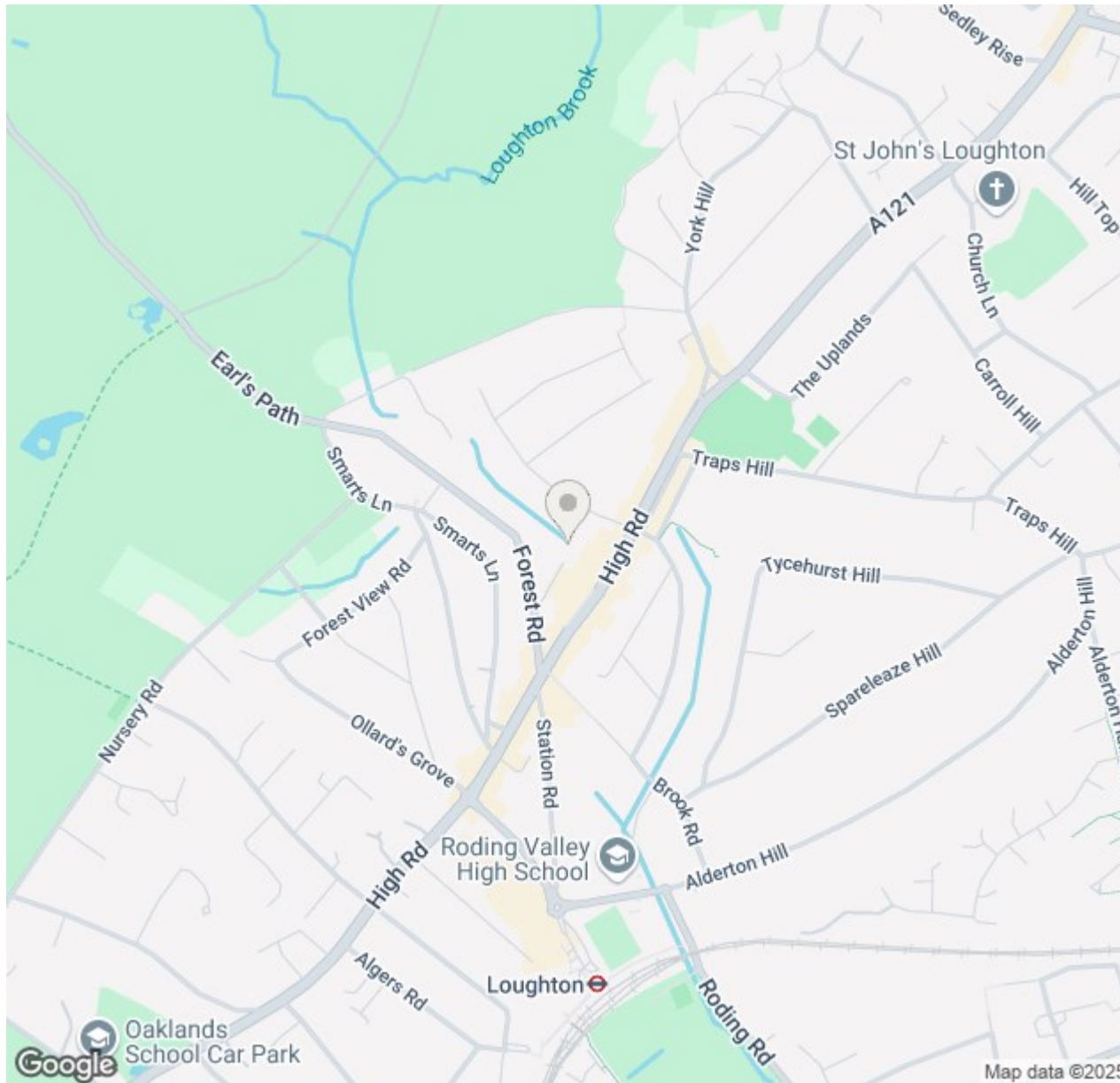


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MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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