



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 Summit, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

The Summit, Loughton



This house nestles in the desirable, peaceful, pretty Cul de sac of The Summit, Loughton. The stunning detached family home offers an exceptional living experience. It is in the prime location for all of Loughton's pleasures. There is great access to the local amenities. Epping forest is on the doorstep, ideal for families and or the daily dog walk.

This home built in 1974 spans an impressive 2,625 square feet. It has been stylishly decorated throughout with no stone unturned providing a modern yet welcoming atmosphere.

Upon entering the home, you are greeted by a spacious entrance hall. This hall provides access to three reception rooms. The first room on your left is the large main reception room. This room features a bespoke entertainment wall with a feature fireplace.

Back in the hall, on the right is a large dining room perfect for entertaining guests.

The last door on the right in the hall leads to the cloakroom.

The last door on the left-hand side leads to a beautiful open plan living space. A large amount of glazing floods the area with light. This room can be used as a cinema room with projector, retractable 7-foot cinema screen and a surround sound system. Adjoining is the large kitchen with all the modern conveniences, within the kitchen is a large utility cupboard with sliding doors, housing the boiler, water tank, washing machine and tumble dryer.

This home features five well appointed bedrooms, three of which could be classed as principal bedrooms.



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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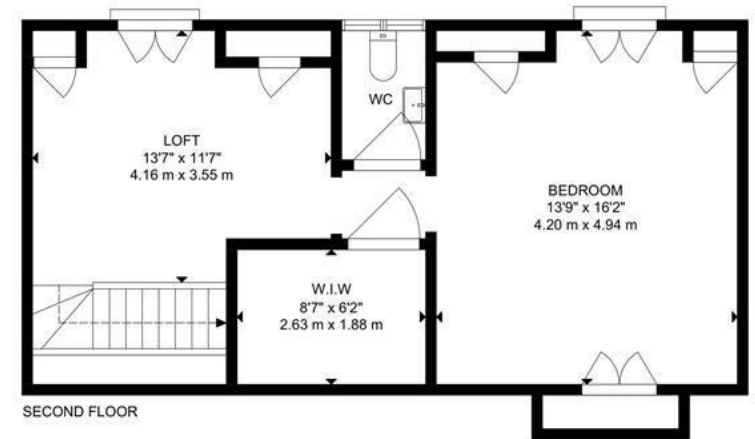
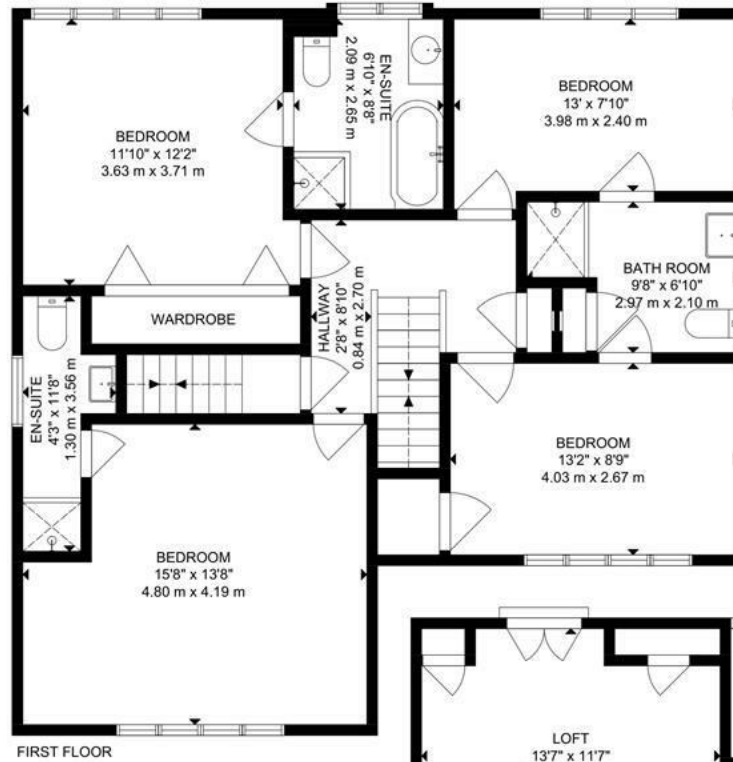
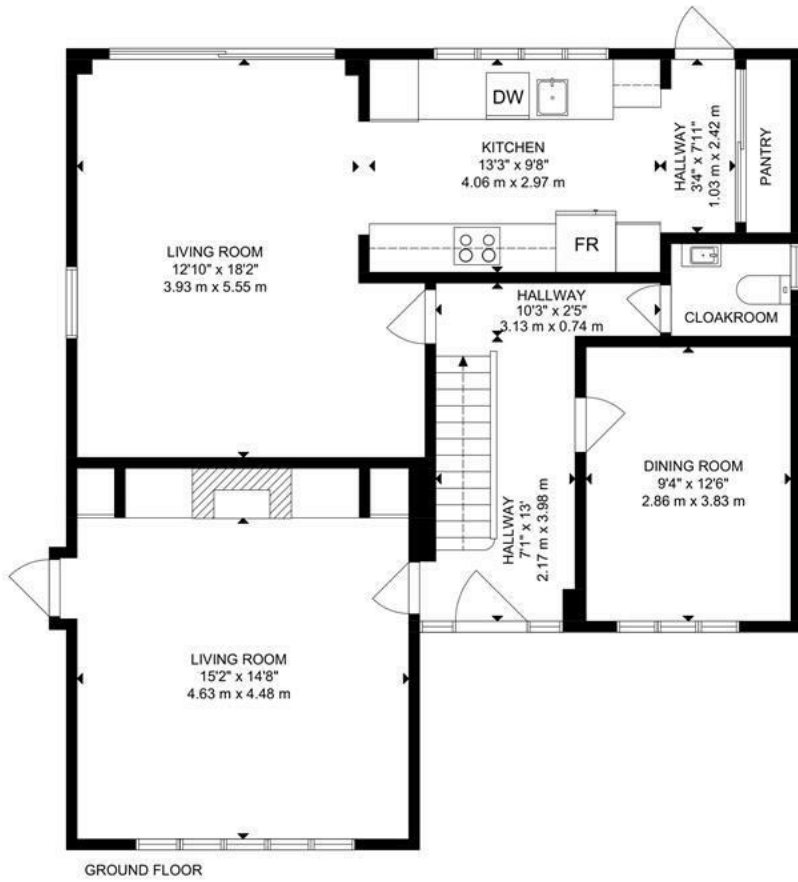
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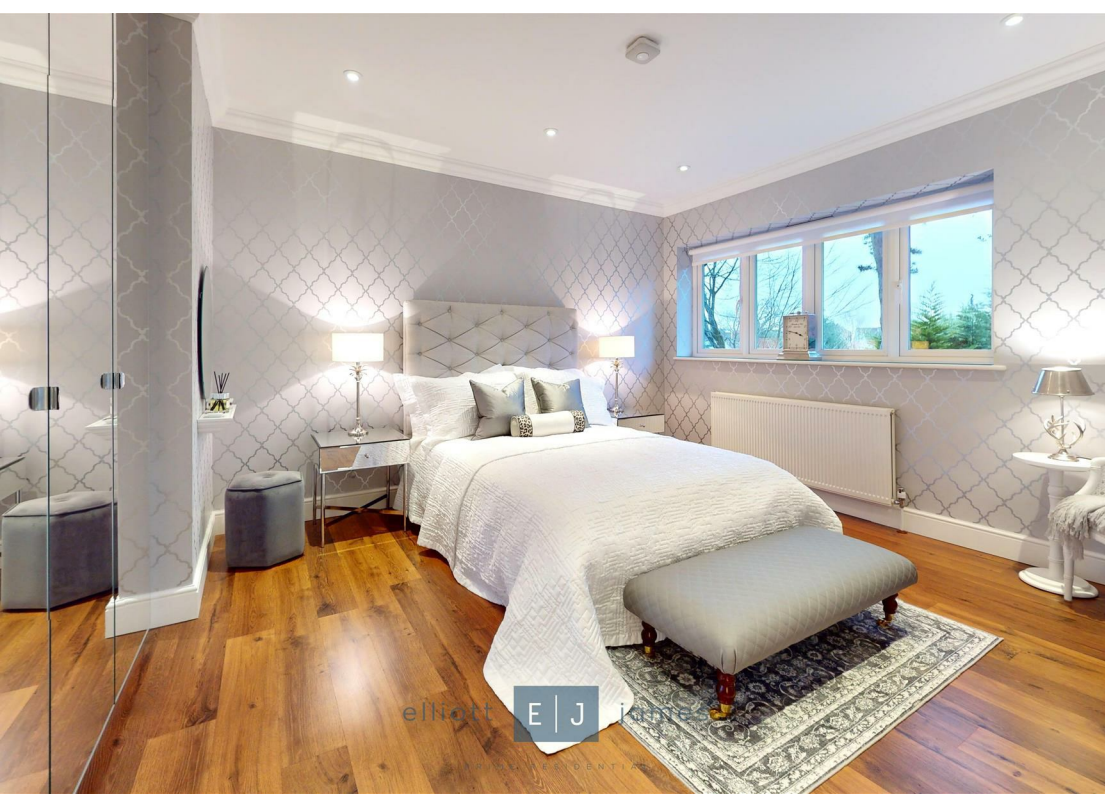
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Sqft 2625.00 sq ft	Type House - Detached	Style 1970s
Bedrooms 5	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G

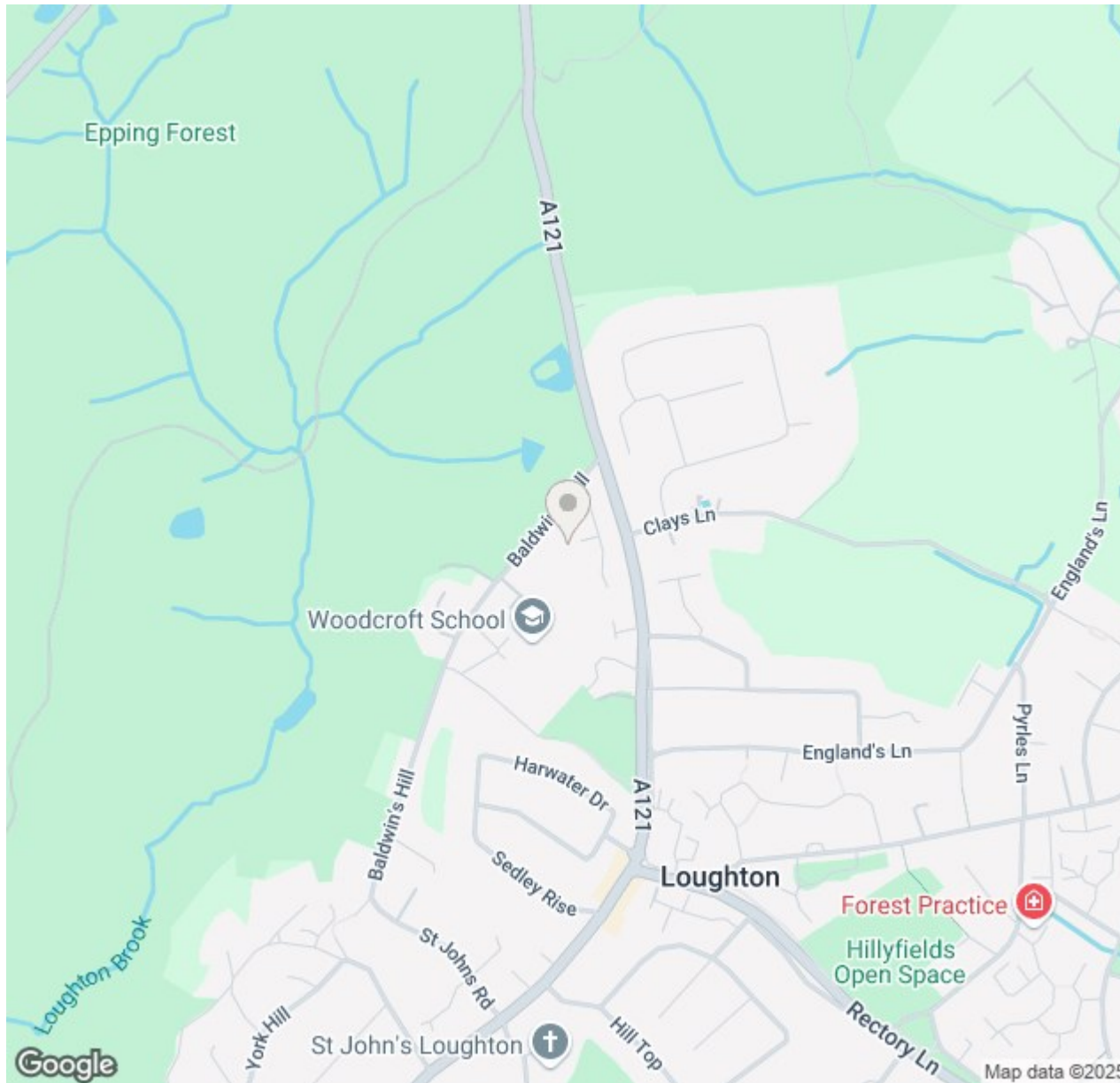
PLANS



GROSS INTERNAL AREA
 BASEMENT: 1054 SQ FT, 98 m², FIRST FLOOR: 990 SQ FT, 92 m², SECOND FLOOR: 581 SQ FT, 54 m²
 TOTAL: 2625 SQ FT, 244 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
	74	81
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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