



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

P R E S E N T S

Whitehills Road, Loughton



elliott E | J james

PRIME RESIDENTIAL

Whitehills Road, Loughton



Nestled on the charming Whitehills Road in Loughton, this delightful end terrace house offers a perfect blend of comfort and convenience. With 1,086 square feet, the property boasts two spacious reception rooms, a large kitchen with breakfast bar seating, utility room and downstairs WC, three bedrooms and family bathroom.

The rear garden has recently been landscaped to provide a large patio area for dining and a separate outdoor lounge area. The remainder of the garden is laid to lawn with mature shrubs to borders. There is also a shed set on a concrete base to the rear of the property.

The property is further enhanced by the availability of parking for two vehicles, a valuable asset in this sought-after area.

With its appealing layout and prime location, this end terrace house presents a wonderful opportunity for those seeking a comfortable and stylish home in a desirable neighbourhood.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



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.

Elliott Lawlor MNAEA & MARLA

contact@ejpr.co.uk

0208 0165 333

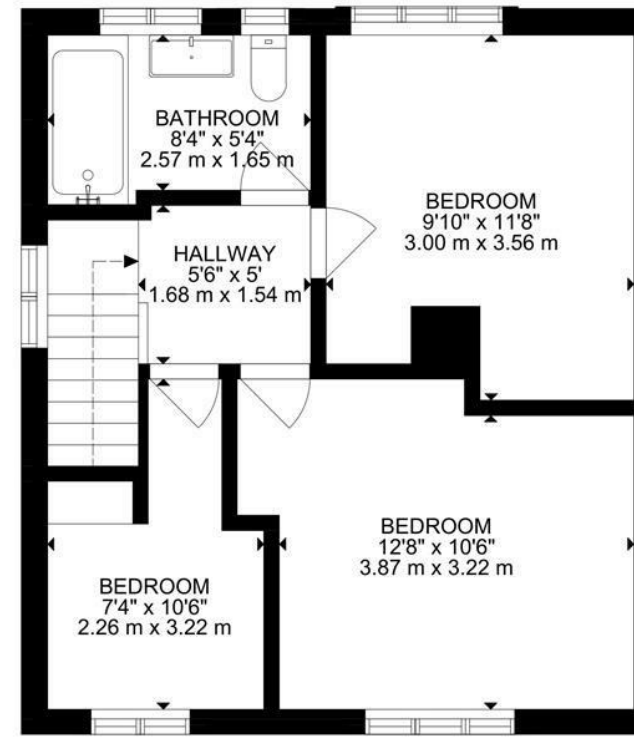
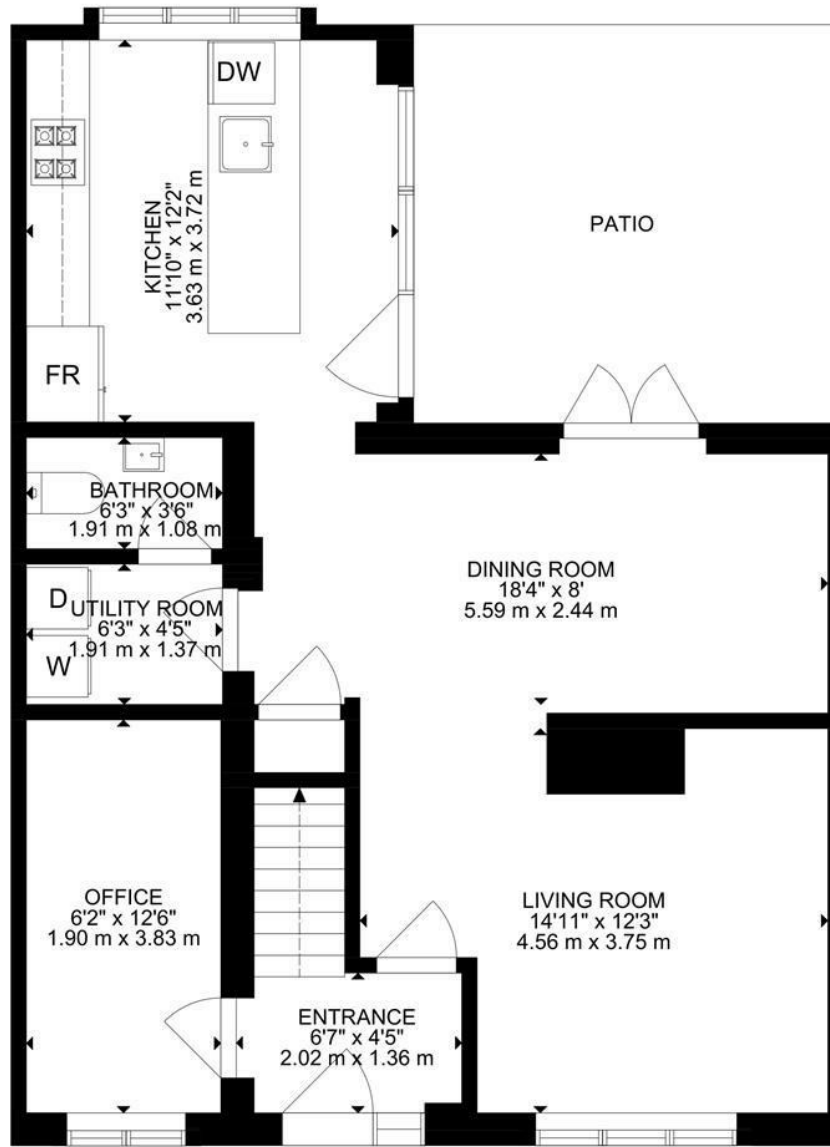
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Sqft 1086.00 sq ft	Type House - End Terrace	Style 1950s
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority EFDC	Tax Band C

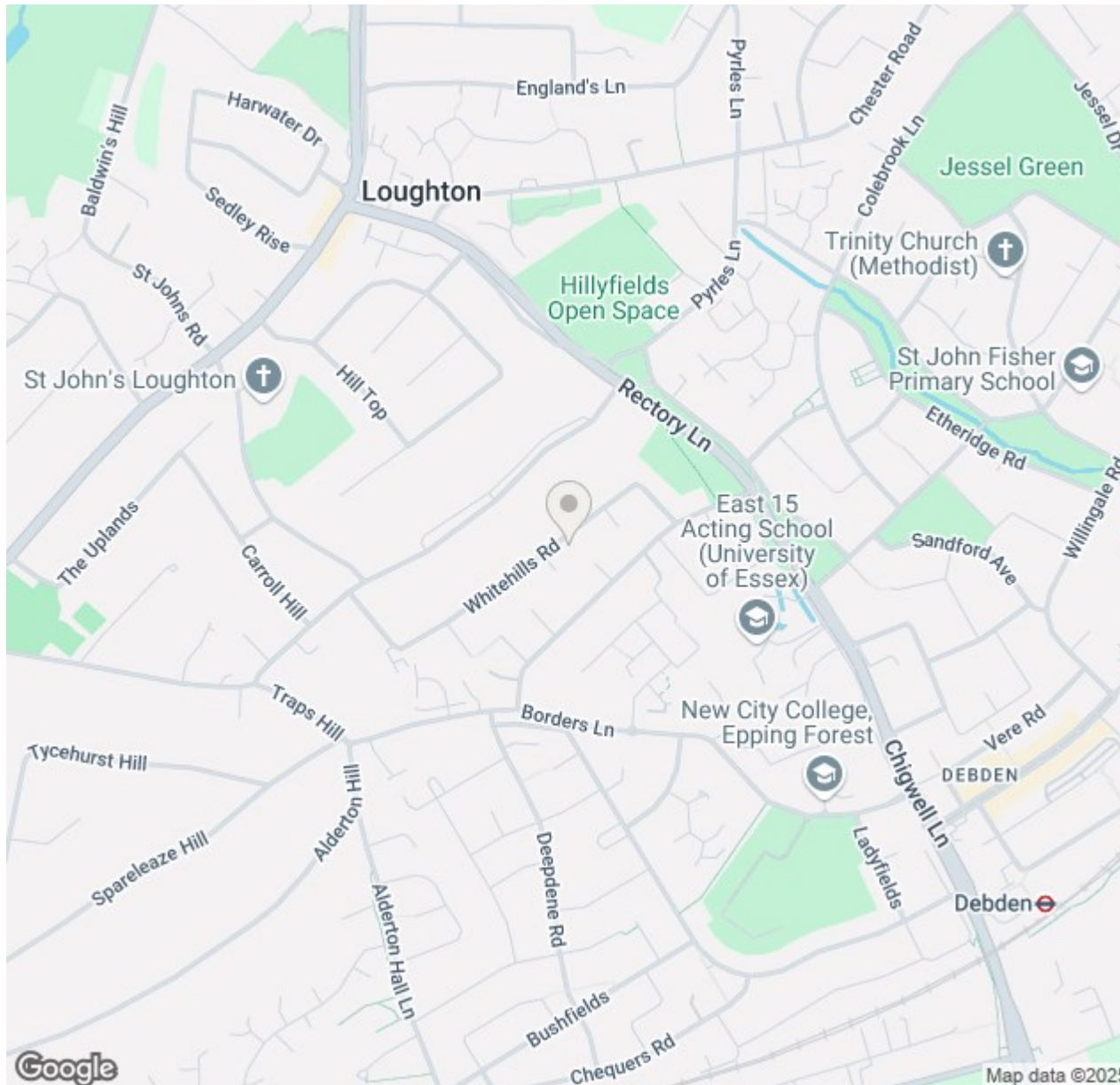
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 688 SQ FT, 64 m², FLOOR : 398 SQ FT, 37 m²
 TOTAL: 1086 SQ FT, 101 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			
England & Wales		67	78
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			

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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