



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

P R E S E N T S

Harwater Drive, Loughton





elliott **E | J** james

REAL ESTATE RESIDENTIAL



# Harwater Drive, Loughton



Nestled in the tranquil surroundings of Harwater Drive, Loughton, this charming four-bedroom semi-detached house built in 1936 is being offered CHAIN FREE.

The property has been thoughtfully extended, providing ample space for family living. Upon entering, you are greeted by a spacious bright entrance hall leading to the large through living room, ideal for both relaxation and entertaining. Double doors lead to the dining/kitchen area in the extension.

The ground floor also features a convenient cloakroom, a separate utility space, dedicated office, and an internal garage offering further storage options or potential for a workshop. The first floor offers three well-appointed bedrooms and modern four-piece family bathroom. The second-floor benefits from a double bedroom and an En-suite.

Outside, the house benefits from off-street parking for up to three cars, and a low maintenance garden. This delightful home is situated in a quiet area, making it an ideal sanctuary for families or professionals seeking a serene environment while remaining close to local amenities. With its blend of space and functionality this property is a wonderful opportunity for those looking to settle in Loughton.

Early viewing is recommended and strictly by appointment only.



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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.



**Daniel Thomas**  
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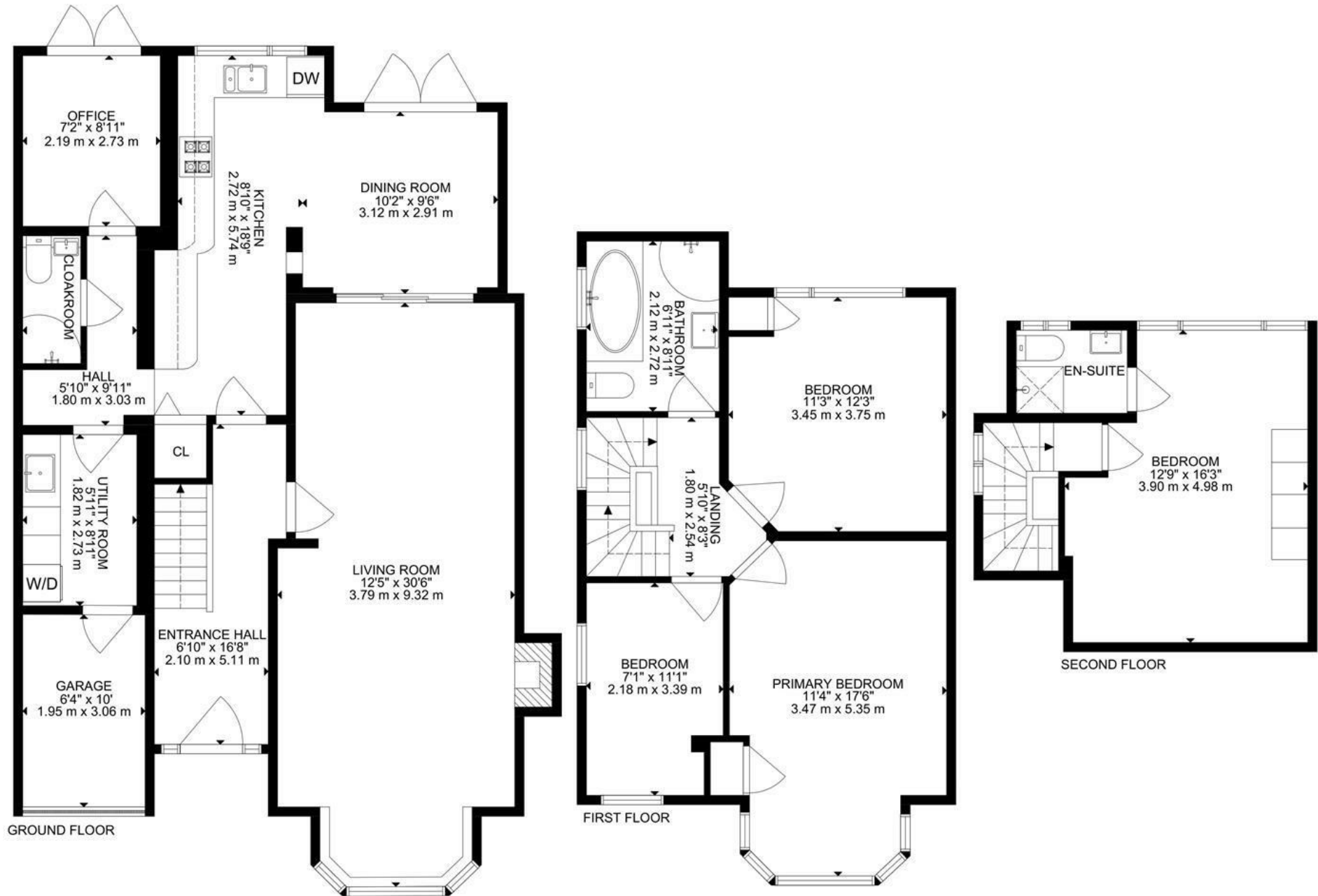


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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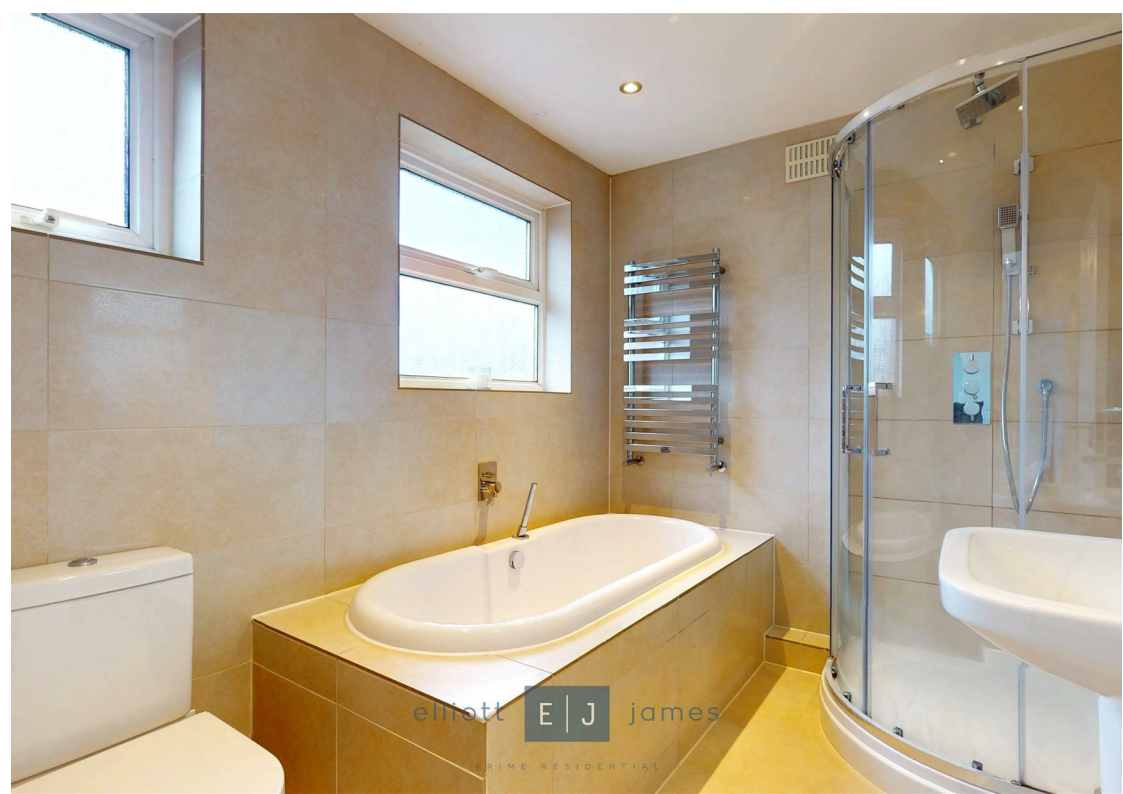
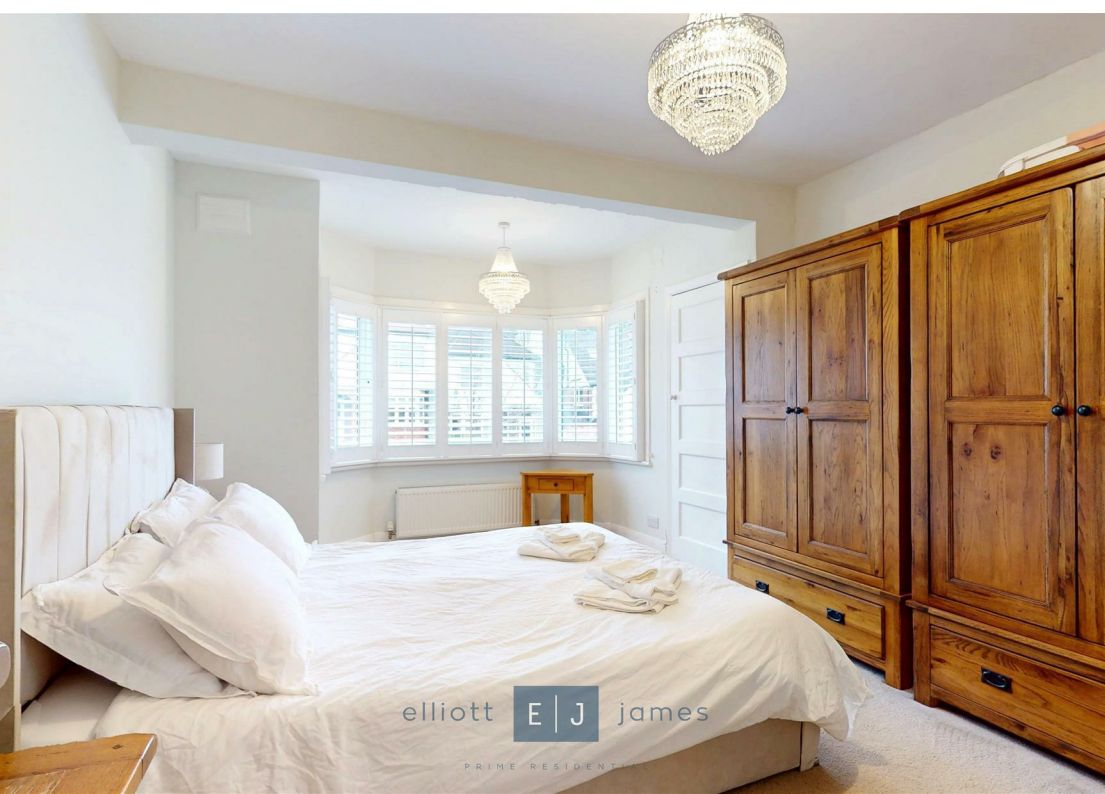
Sqft 1699.00 sq ft	Type House - Semi-Detached	Style 1930s
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band E

# PLANS



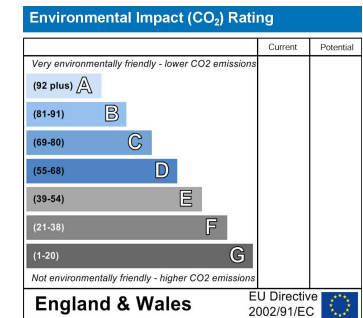
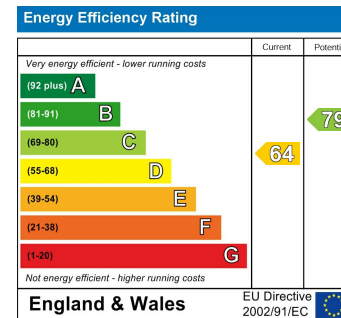
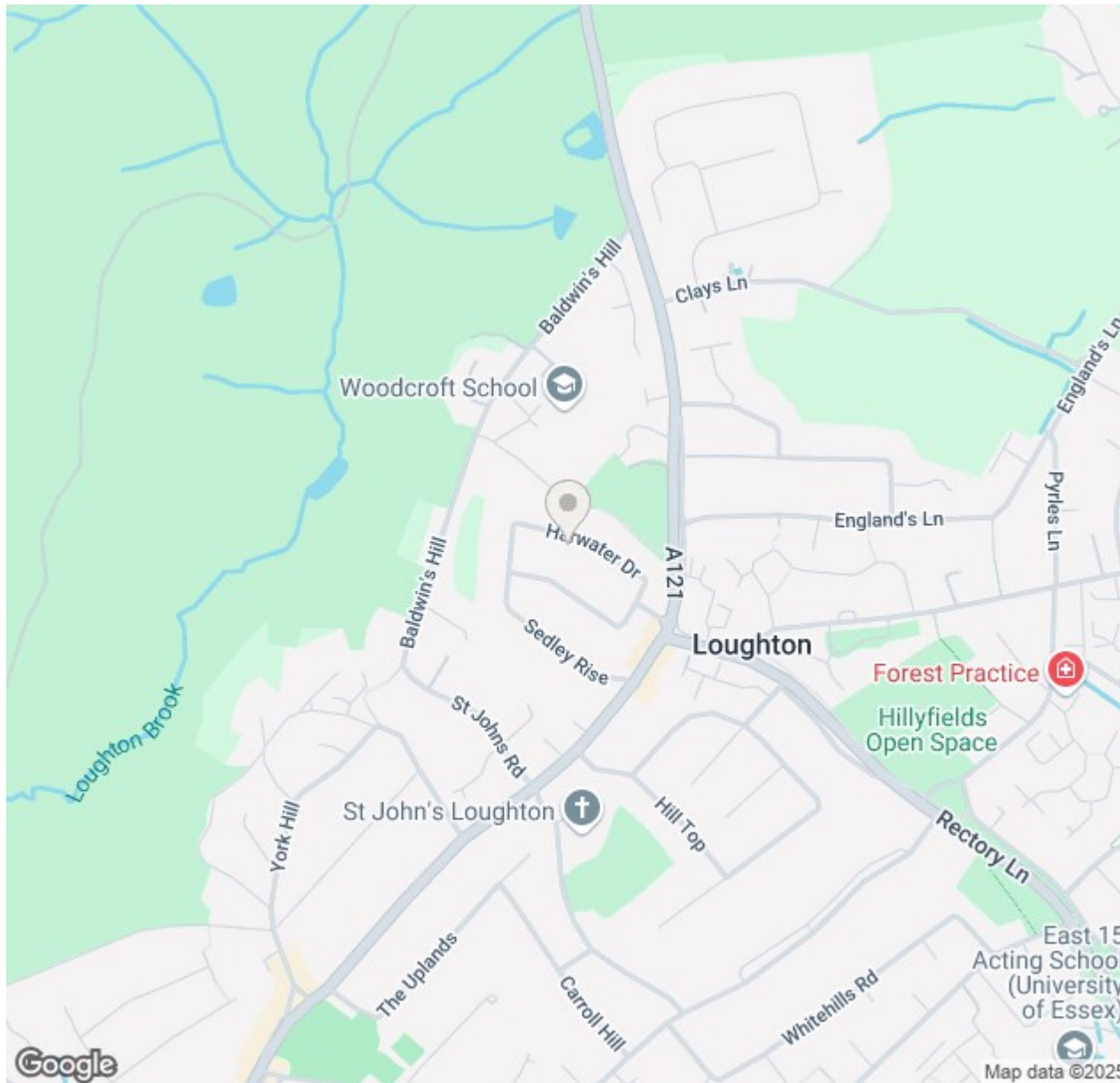
GROSS INTERNAL AREA  
 GROUND FLOOR: 85 m<sup>2</sup>, 914 SQ FT, FIRST FLOOR: 50 m<sup>2</sup>, 538 SQ FT, UPPER FLOOR: 23 m<sup>2</sup>, 247 SQ FT  
 EXCLUDED AREAS: GARAGE: 6 m<sup>2</sup>, 64 SQ FT,  
 TOTAL: 158 m<sup>2</sup>, 1699 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



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