



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
Alderton Hill
Loughton





Alderton Mews, Alderton Hill, Loughton,



Comprising of just three properties Alderton Mews is a gated development located just off Alderton Hill which is arguable one of the most prestigious road in Loughton. Ideally located for local shops, amenities and just 0.7 miles from Loughton Central Line station.

Accessed via security gates this wonderful detached home is arranged over three floors and benefits from a south east facing garden. Home technologies include network cabling throughout, Lightwave Smart Home System, electric car pod charger and air conditioning to the ground floor and mater bedroom.

Meticulously designed providing the perfect layout for modern family living the ground floor comprises of dual aspect living room, study, cloakroom, dining room and utility room. The real heart of the property is the tremendous kitchen/breakfast/family room with integrated Siemens appliances and a range of Schmidt fitted cupboards, Quooker hot tap, wood burning stove by designer Rocal Gisele, under floor heating and full width sliding doors to the garden.

First floor includes master bedroom suite with custom concrete Smith & Goat basin and app controlled under floor heating, three further bedrooms and a four-piece family bathroom. On the second floor there is a further bedroom with en-suite.

Externally to the front there is a detached double garage and off street parking for multiple vehicles. To the rear there is a large paved patio, lawn area with mature plants to border, heated swimming pool and pool house.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster

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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 2,438	Type Detached House	Style Older
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band G

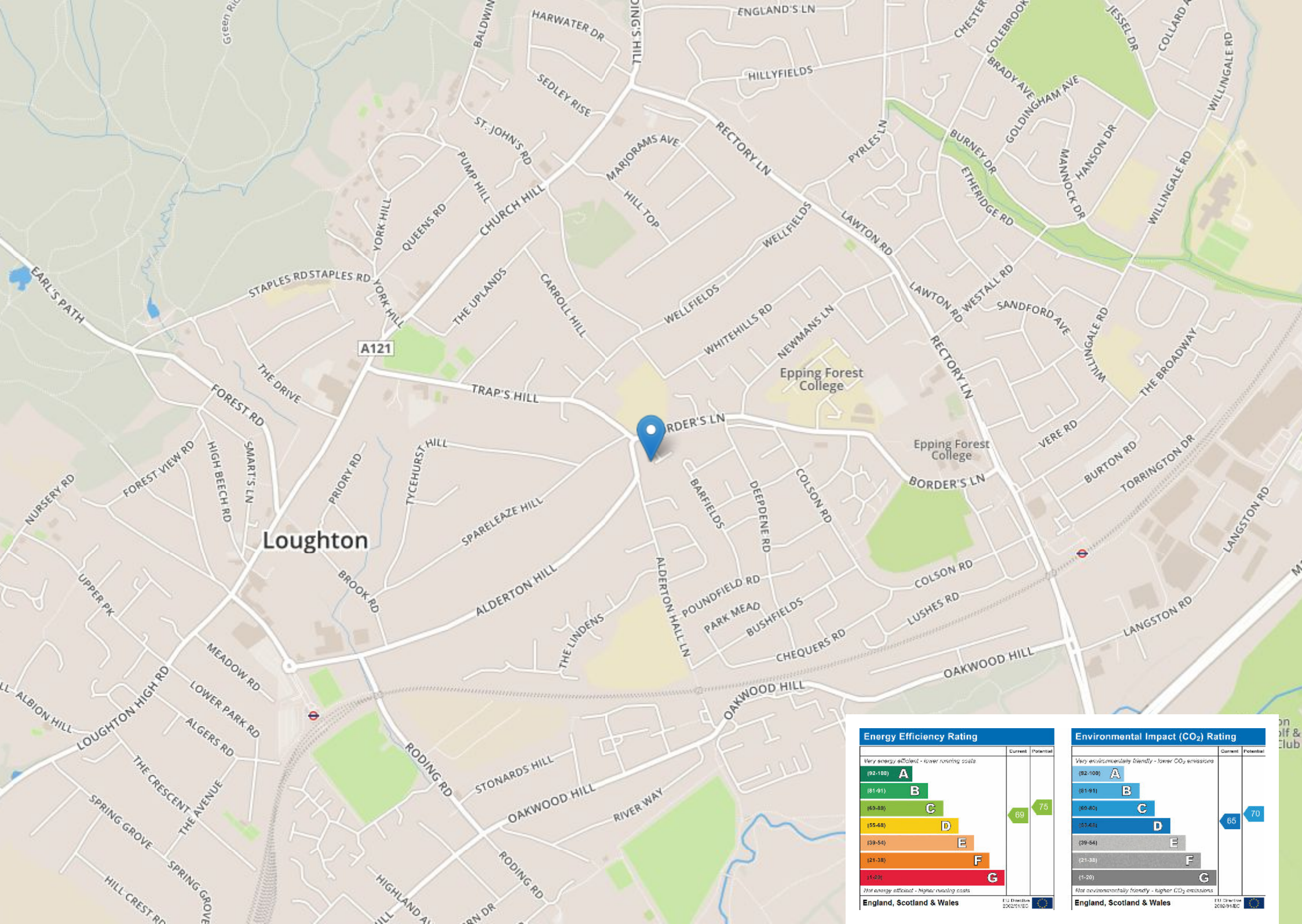












Loughton

Epping Forest College

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
		69	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		65	70



PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1395 sq ft, 130 m², FLOOR 2: 867 sq ft, 81 m²
 FLOOR 3: 176 sq ft, 16 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 69 sq ft, 6 m²
 TOTAL: 2438 sq ft, 227 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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