



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

P R E S E N T S

Trevelyan Gardens, Loughton



## Trevelyan Gardens, Loughton



Only one available. 4% rental yield achieved on a similar property.

Located in a peaceful cul-de-sac just off the highly sought after area of Goldings Hill Loughton Trevelyan Gardens is a new homes development comprising of three and four bedroom semi-detached and terraced houses. Each property has been designed to offer modern comfortable internal living consisting of a minimum of two bathrooms, open plan kitchen, dining and living area and beautiful master bedrooms with en-suites and some with dressing rooms. Loughton High Street with its wide variety of individual boutiques, eateries and Central Line are all within walking distance with the M25 and M11 a short drive away. Viewing is highly recommended and strictly by appointment only.





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Sqft 985.6 - 1395	Type House	Style New build
Bedrooms 3 - 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band F









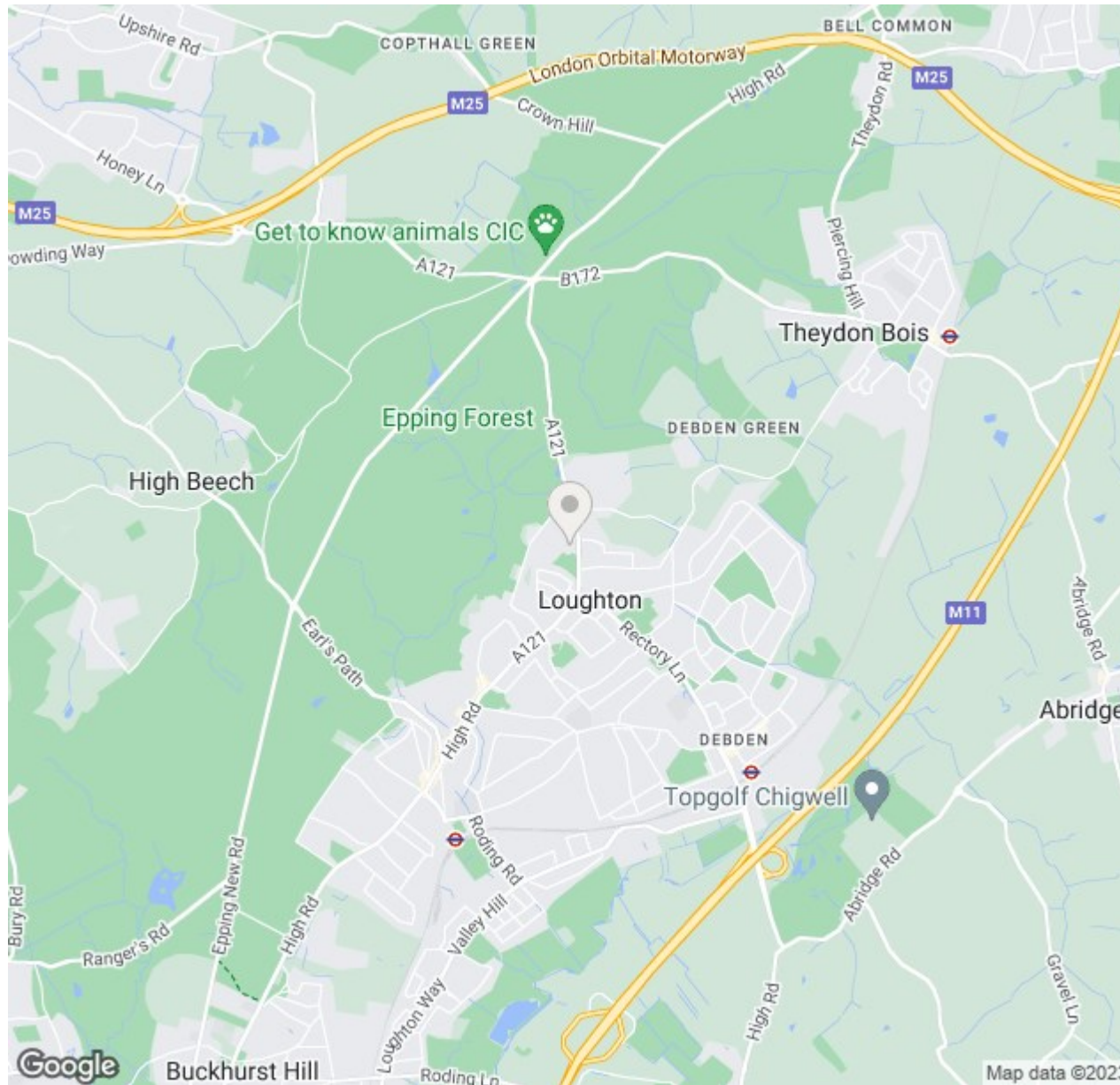








# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

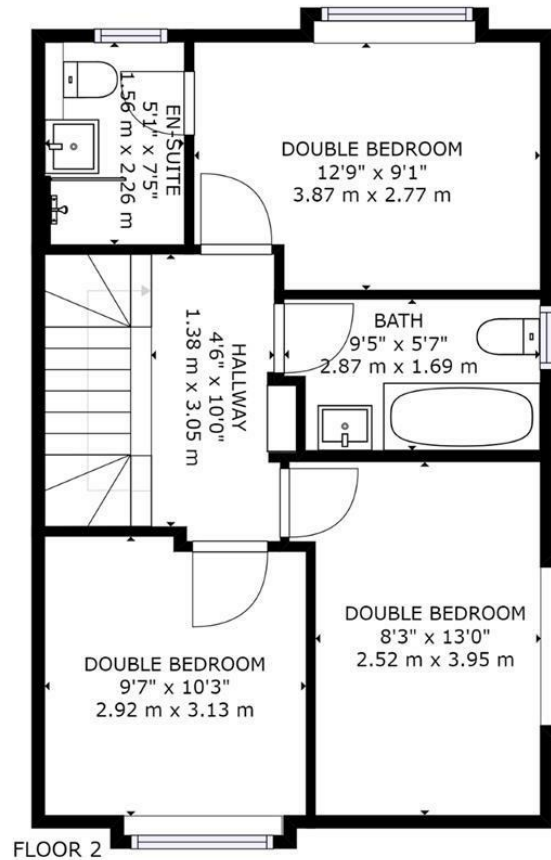
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 520 sq ft, 48 m<sup>2</sup>, FLOOR 2: 530 sq ft, 49 m<sup>2</sup>  
 FLOOR 3: 344 sq ft, 32 m<sup>2</sup>  
 TOTAL: 1395 sq ft, 130 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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