

elliott  james

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

P R E S E N T S

Sparelease Hill
Loughton



Sparelease Hill, Loughton,



The property has been extended and well maintained by the current owner with the ground floor offering grand entrance hall, inner hallway, cloakroom, formal reception room with central fireplace, bespoke kitchen with breakfast bar, air conditioning, and integrated appliances, beautiful vaulted ceiling dining area with underfloor heating and doors opening out to the rear garden patio and utility room. The ground floor also includes a delightful self contained annex with a separate entrance leading to a kitchen, TV lounge, downstairs shower room and stairs case to the first floor leading to double bedroom with en- suite. The first floor comprises of master bedroom suite with en-suite shower room and dressing room, double bedroom with en-suite bathroom, double bedroom with WC, two further bedrooms with fitted wardrobes and family bathroom. The second floor offers two further bedrooms both with en-suites and storage to the eaves. The landscaped rear garden is an excellent size which includes patio area which is ideal for al -fresco dining, matures trees, shrubs and planted borders, covered storage area and laid to lawn. To the front of the property the wide pave driveway facilitates off street parking for numerous cars with the attached garage offering additional parking. The property is within easy walking distance to Loughton Underground Station with a journey time of 30 minutes to London Liverpool Street and is well positioned for close access to the M25 and M11 motorways. The property has no forwarding Chain and viewings are strictly by appointment only.



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.



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.



Heidi Foster

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Sqft 4,181	Type Detached House	Style Older
Bedrooms 7	Receptions 3	Bathrooms 6
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band G

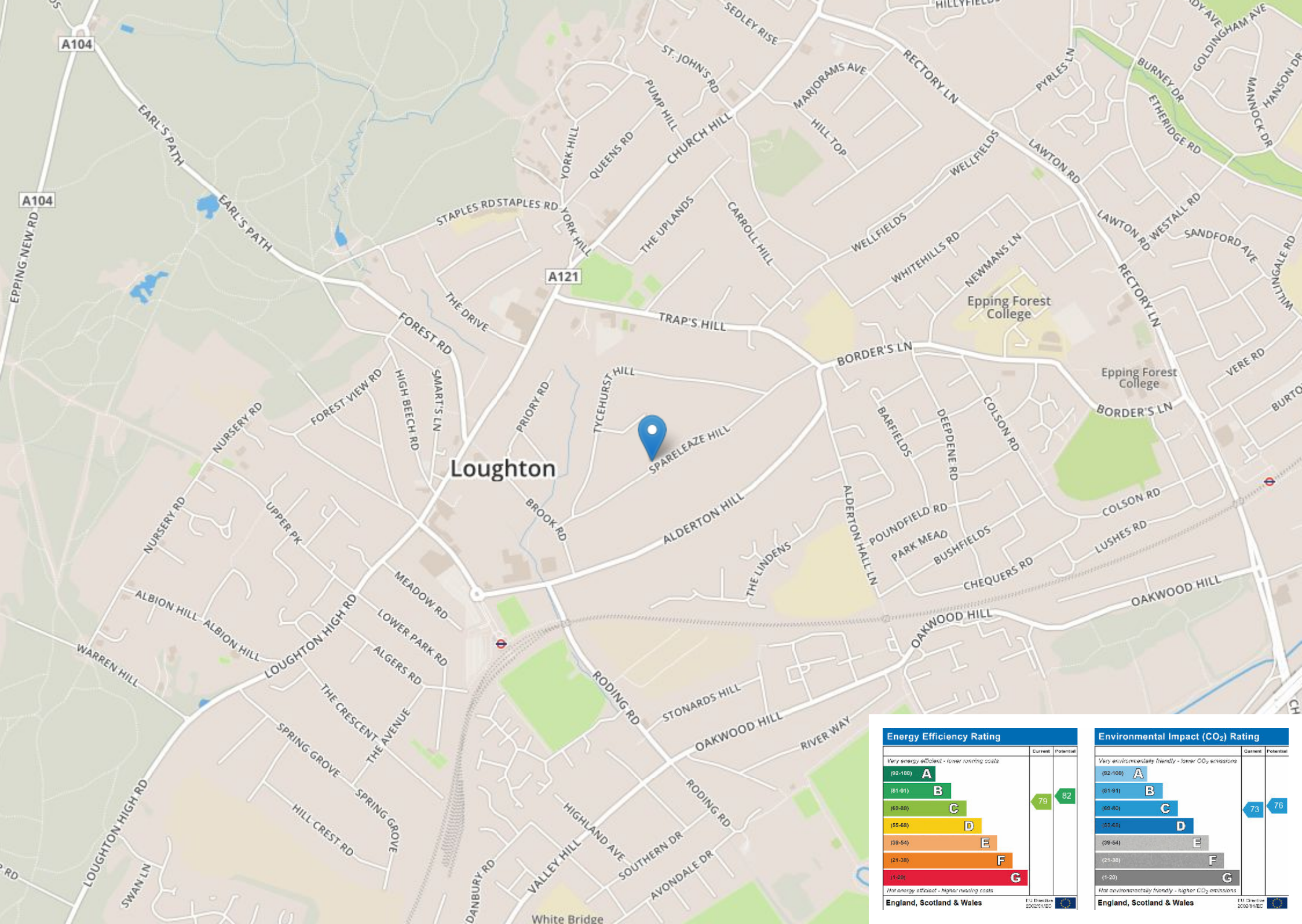












Loughton

Epping Forest College

Epping Forest College

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		
(1-20) G		
Not energy efficient - higher running costs		
	79	82

England, Scotland & Wales

Environmental Impact (CO₂) Rating

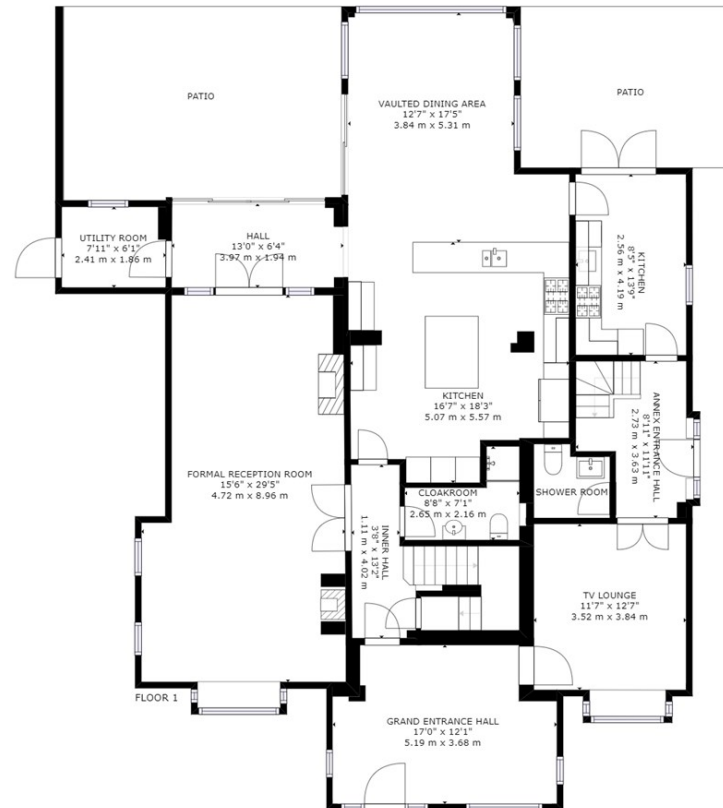
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	76

England, Scotland & Wales

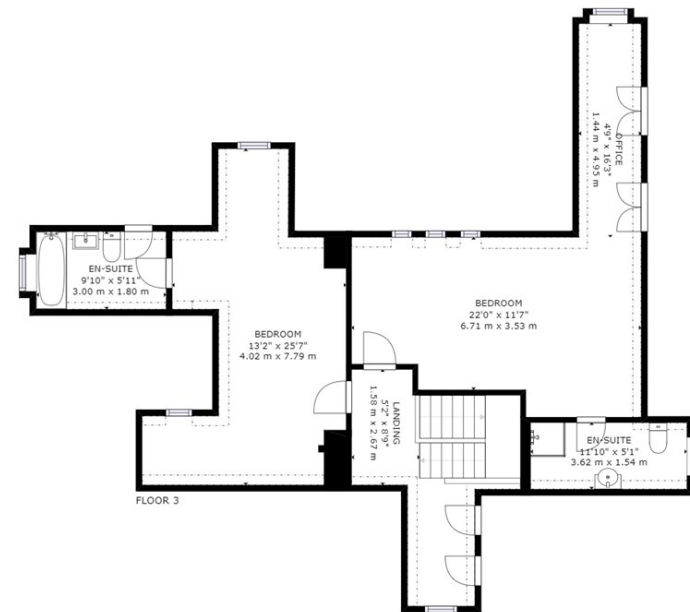
EU Directive 2002/91/EC

EU Directive 2006/93/EC

PLANS



GROSS INTERNAL AREA
FLOOR 1: 1903 sq ft, 177 m², FLOOR 2: 1491 sq ft, 139 m²
FLOOR 3: 787 sq ft, 73 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 116 sq ft, 11 m²
TOTAL: 4181 sq ft, 388 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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