



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

P R E S E N T S

38A High Beech Road, Loughton



38A High Beech Road, Loughton



VIEWING SLOTS NOW AVAILABLE

Stunning brand new development of two semi-detached four-bedroom family homes. Conveniently located within walking distance to Loughton Central Line Station and on the doorstep of Epping Forest.

Estimated occupation August 2020.

Each house is priced at £850,000 and has 1,681 sq ft of internal space.

Further benefits include under floor heating throughout, Bosch fridge/freezer, dishwasher and washer/dryer.

Please note the CGI image and floor plans have been provided to display the internal covered living accommodation and external appearance. On completion there might be slight changes made from the original plans.

Please note the internal photos used are that of 38A High Beech Road, Loughton but is a fair reflection of the internal finish.



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

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Sqft 1681.00 sq ft	Type House - Semi-	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure	Local Authority Epping Forest District Council	Tax Band

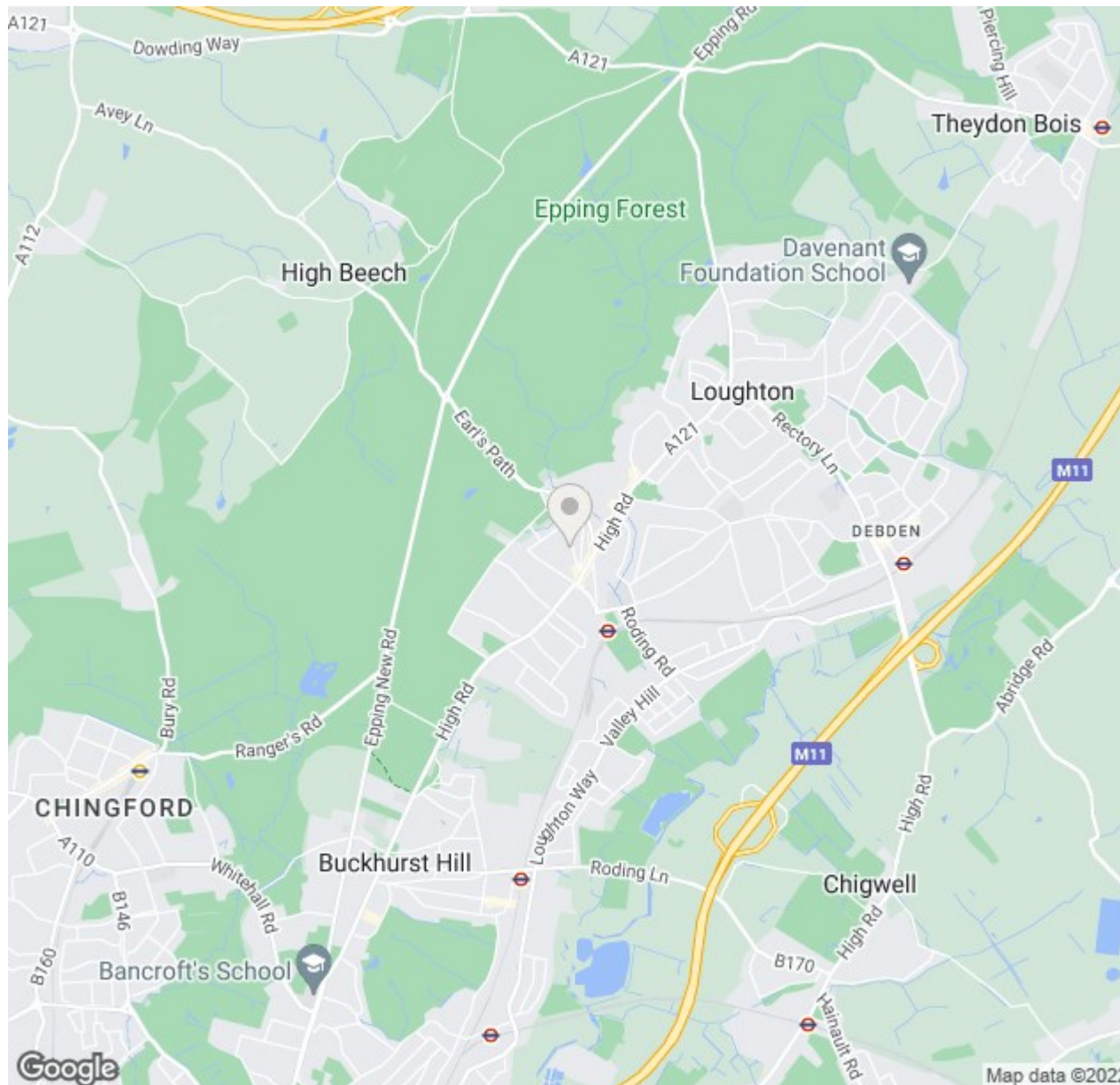






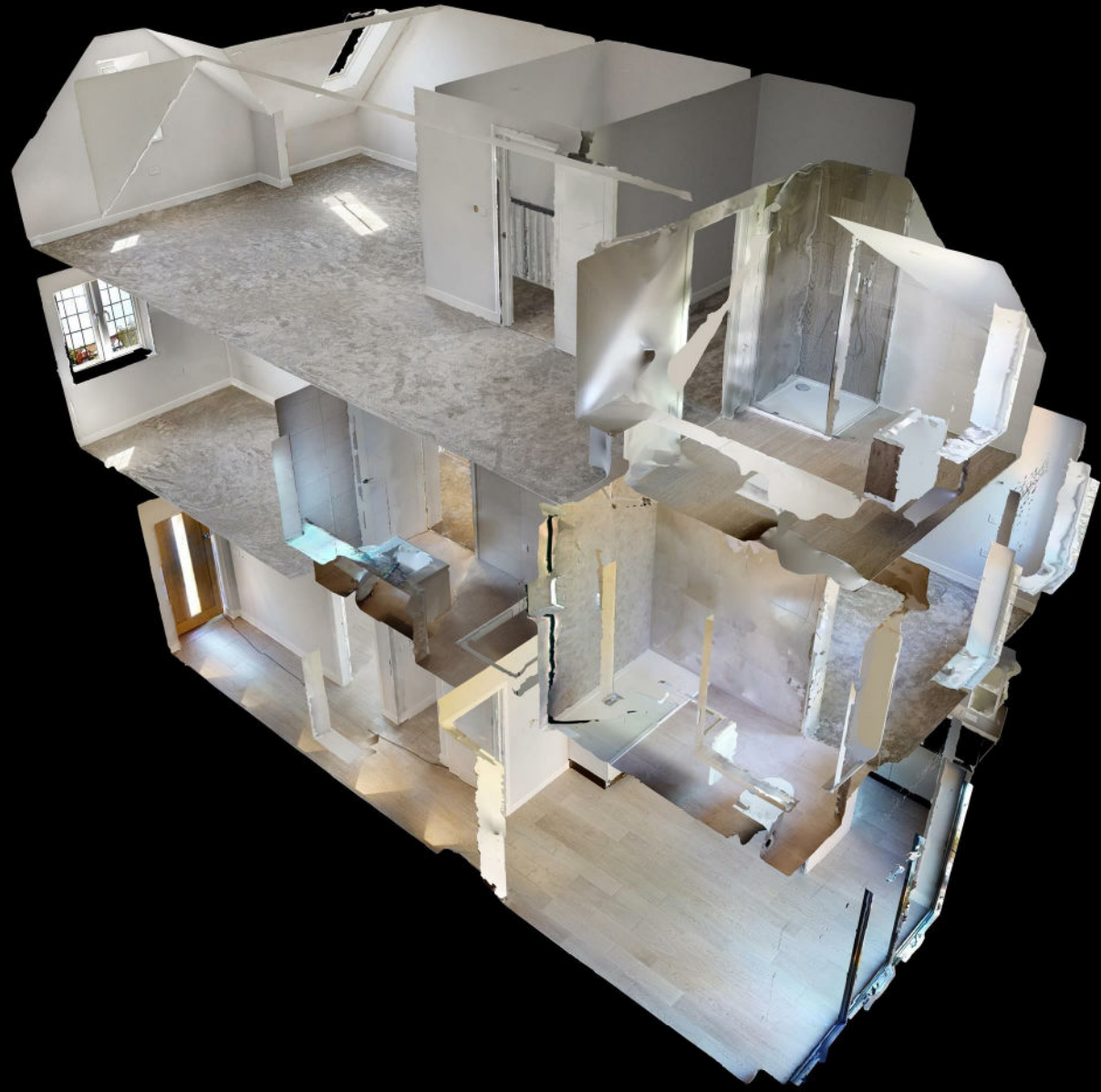


MAP & EPC

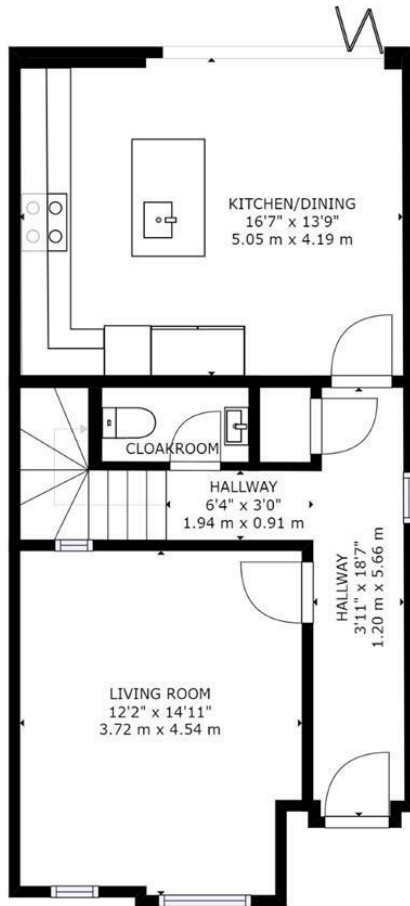


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

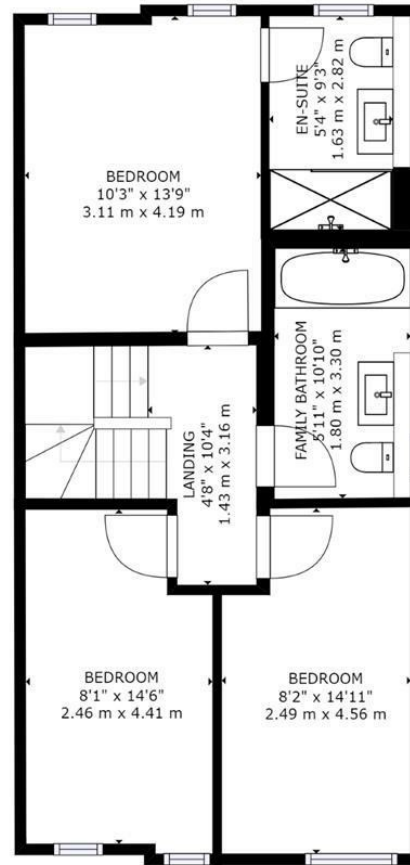
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



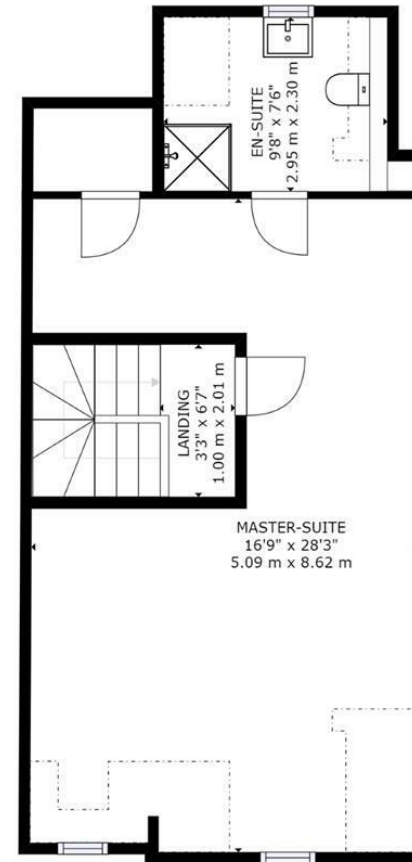
PLANS



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 578 sq ft, 54 m², FLOOR 2: 600 sq ft, 56 m²
 FLOOR 3: 502 sq ft, 47 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 69 sq ft, 6 m²
 TOTAL: 1681 sq ft, 156 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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