



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

P R E S E N T S

Meadow Road, Loughton



LAKESHILL VILLAS

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Meadow Road, Loughton



The Elliott James team are pleased to market this wonderful Victorian four bedroom family home. Set in the heart of Loughton within walking distance to the High Road, Central Line Station and Epping Forest.

The accommodation is arranged over three floors with a rear, side return extension and loft conversion. Ground floor comprises of porch, entrance hall, W/C, utility room/cloakroom with garden access, open plan modern, bright kitchen area with integrated appliances and exposed steel beams and brickwork and dining/living area with bi-folding doors leading on to the rear garden. Upstairs the first floor offers three bedrooms and a four piece family bathroom with underfloor heating and on the second floor a further double bedroom with a large window looking over the garden.

It is worth noting that the property was re-roofed in slate tiles in 2016, windows replaced with PVC sash front and back, ground and first floor in 2016, new central heating system in 2016 including new radiators throughout, column radiators in living/ bedroom areas and also completely re wired in 2016.

Externally the rear garden is south facing and measures 124 ft in length which is mainly laid to lawn with a decked entertainment area and paved patio area. Further benefits include an external hot and cold tap, outdoor power, heavy duty 10 ft x 8 ft shed and external lights. Meadow Road benefits from residents parking.



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| Sqft 1363.00 sq ft | Type House - Semi-Detached | Style Victorian |
| Bedrooms 4 | Receptions 2 | Bathrooms 1 |
| Tenure Freehold | Local Authority Epping Forest District Council | Tax Band E |

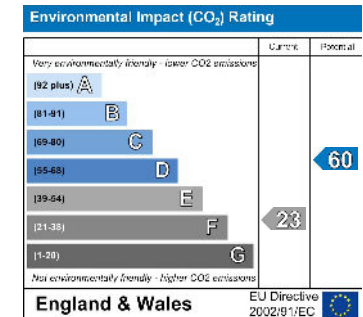
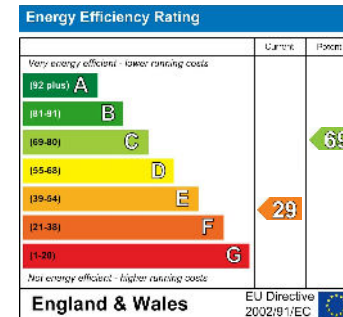
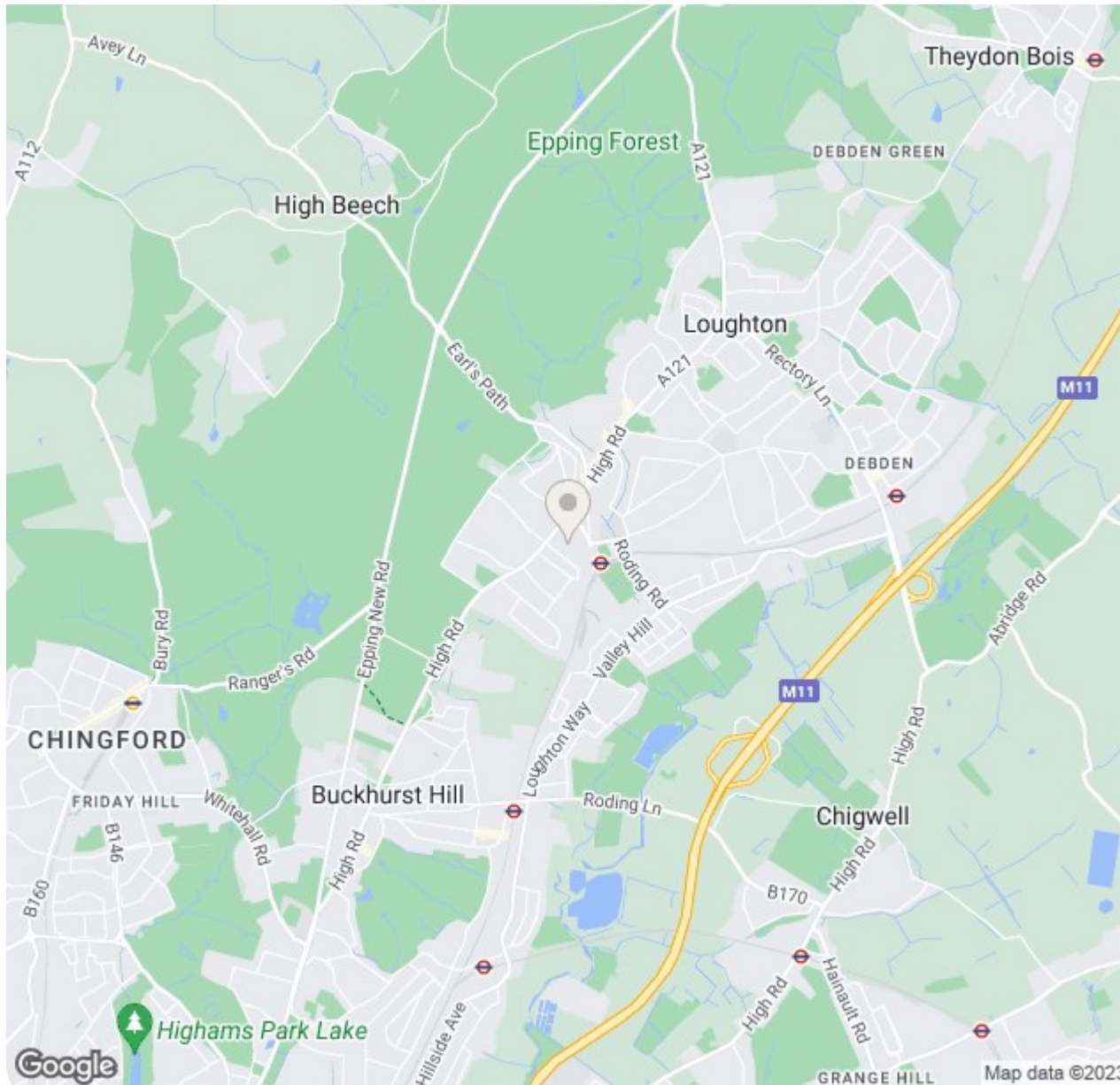








MAP & EPC





PLANS



GROSS INTERNAL AREA
 FLOOR 1: 719 sq ft, 67 m², FLOOR 2: 462 sq ft, 43 m²
 FLOOR 3: 182 sq ft, 17 m², EXCLUDED AREAS:
 PORCH: 8 sq ft, 1 m², REDUCED HEADROOM BELOW 1.5M: 21 sq ft, 2 m²
TOTAL: 1363 sq ft, 127 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

elliott  james

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