



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

P R E S E N T S

Campions, Loughton



elliott
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james
PRIME RESIDENTIAL
FOR SALE
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Campions, Loughton



The Elliott James team are delighted to bring new to market this superb detached four-bedroom family home located on one of Loughton's most prestigious roads. The property features a large sweeping driveway providing ample off-street parking as well as a spacious garage.

The accommodation is arranged over two floors with the ground floor comprising of entrance hall, cloakroom, dining room and spacious living room featuring front and rear aspect windows providing plenty of natural light, kitchen with dining space and integrated appliances, utility room with direct access into private garden and spacious garage. The second-floor features shower room, large family bathroom with built-in storage, three large double bedrooms all featuring built in-wardrobes and further bedroom with built in storage.

The rear of the property features a large 74-foot private garden consisting of spacious patio which is perfect for alfresco dining, laid to lawn, mature planted borders and a beautiful selection of flowers, trees and shrubberies.

It is important to note that this property will be offered on a chain free basis. Early viewing is highly recommended and strictly by appointment only.



I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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.

Frederick Cassford
contact@ejpr.co.uk
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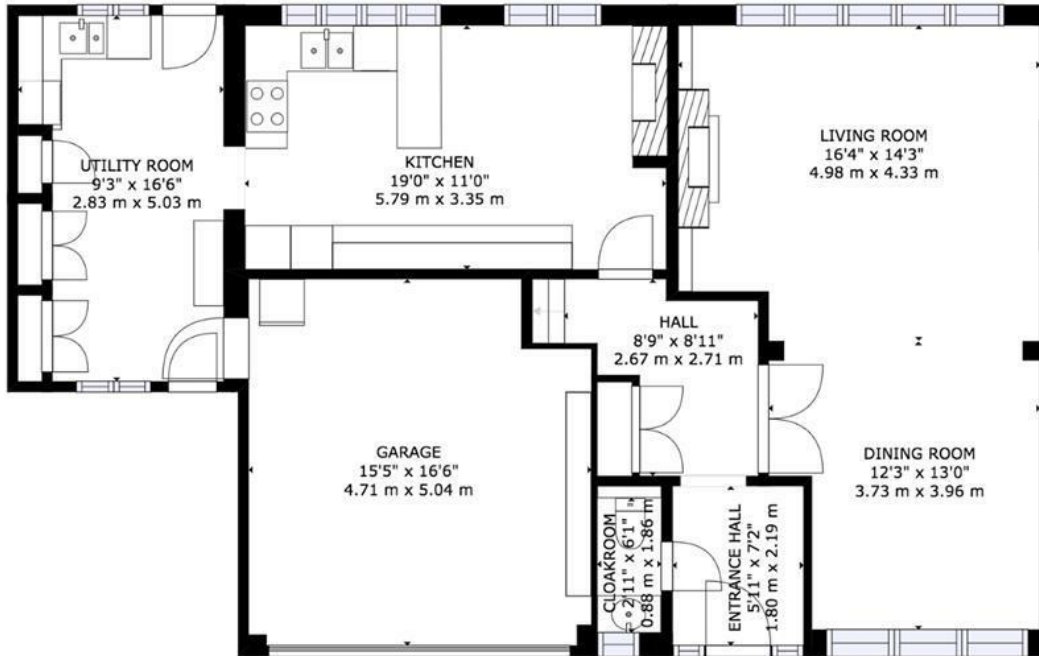
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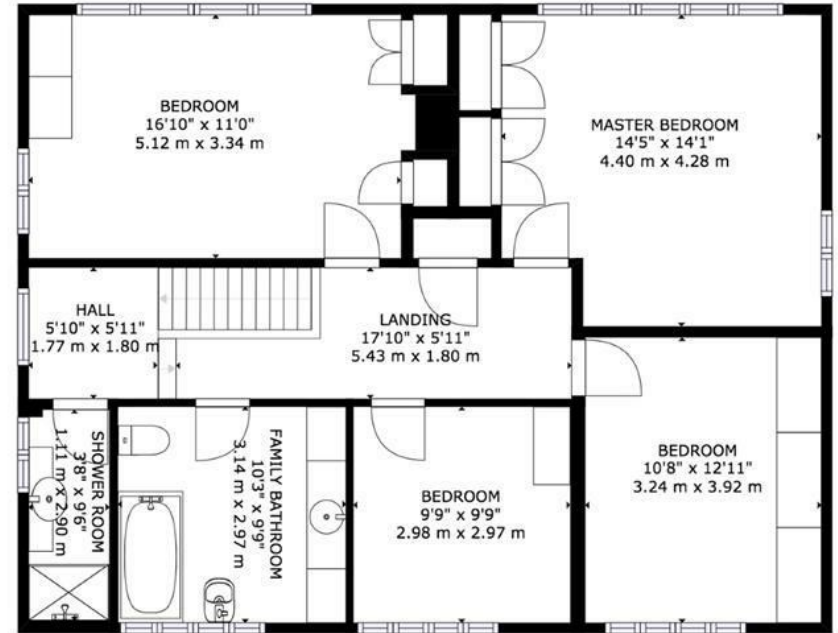
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Sqft 1879.00 sq ft	Type House - Detached	Style Well presented
Bedrooms 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS



FLOOR 1

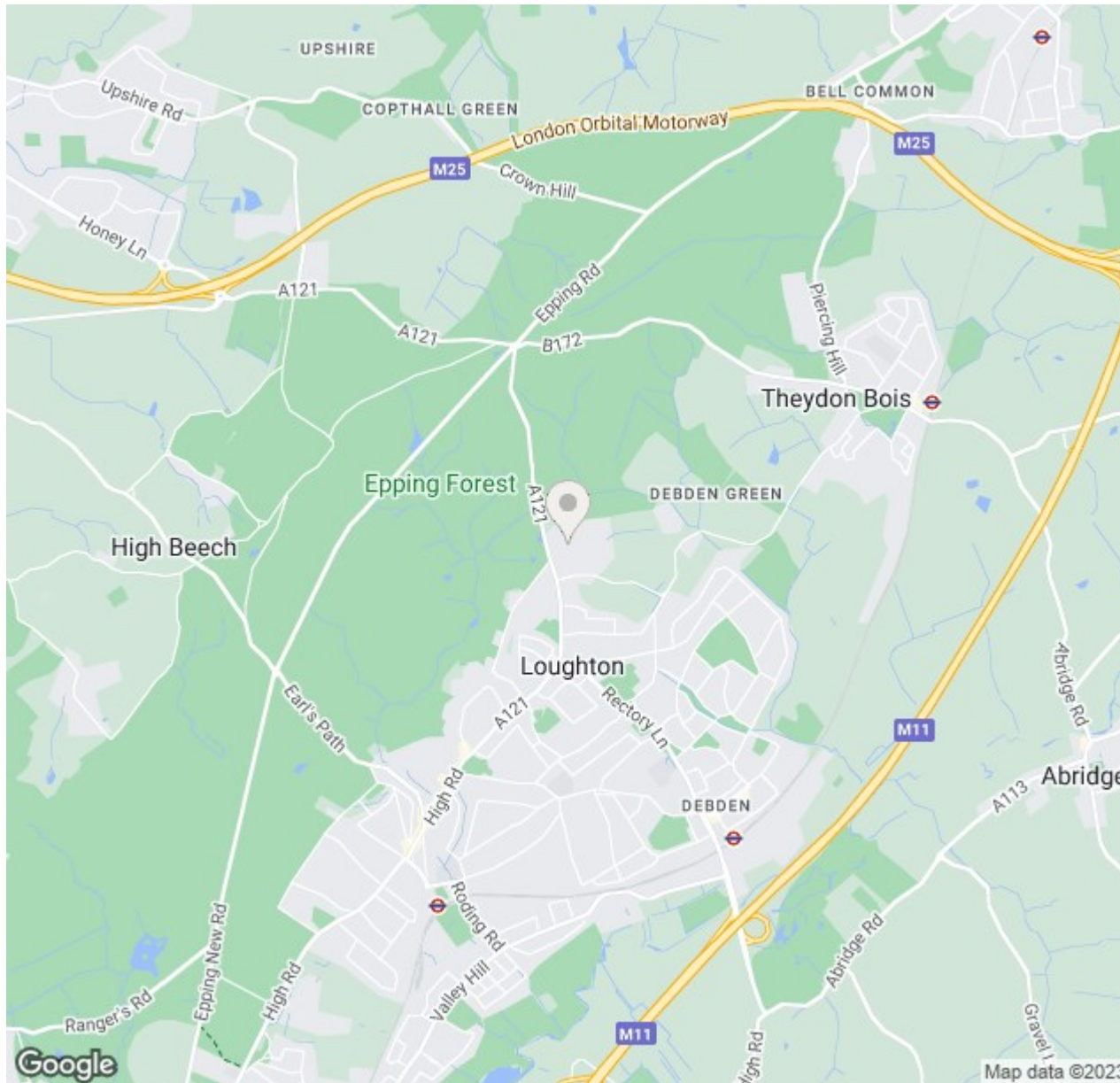


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 899 sq. ft, 84 m², FLOOR 2: 980 sq. ft, 91 m²
 EXCLUDED AREAS: , GARAGE: 245 sq. ft, 23 m²
 TOTAL: 1879 sq. ft, 175 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		78
	62	
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	

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