



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

P R E S E N T S

Traps Hill, Loughton



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Located on one of Loughton's most coveted roads, this four bedroom detached residence with far reaching views over Loughton and the City of London is within walking distance to the High Road, an excellent range of private and public schools, Epping Forest and two Central Line Underground Stations. In addition, this property is proximate to the M11, M25 and a number of international airports.

This impressive home occupies a large mature plot which has huge potential for extension or redevelopment. The substantial rear garden gives a wide range of development possibilities subject to the usual planning consent.

The property has been in the same family name for a number of years and is in need of modernisation. The ground floor comprises of an entrance hallway, kitchen, dining room, spacious study with double aspect windows, pantry and a large family living room with beautiful views over the rear garden. In addition, there is an intergral corridor that leads to an additional storage room and intergral garage.

On the second floor there are three double bedrooms, a family bathroom and a smaller bedroom to the rear. Once the trees have been pruned, two of the bedrooms have wonderful views over the extensive plot and the City of London.

Externally there is a wonderful mature garden which is made up of two sections, with an orchard at the rear boundary. Once landscaped this garden will offer a fabulous space for alfresco dining in the summer months.

In addition, the front of the property has a large driveway which provides ample off-street parking. The property also features a front garden with a range of trees and shrubs helping to provide the property with privacy from the street.

This is an incredibly rare opportunity to secure a property on one of Loughton's most sought after roads and a viewing is highly advised.



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.



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Sqft 2212.00 sq ft	Type House - Detached	Style 1920s
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

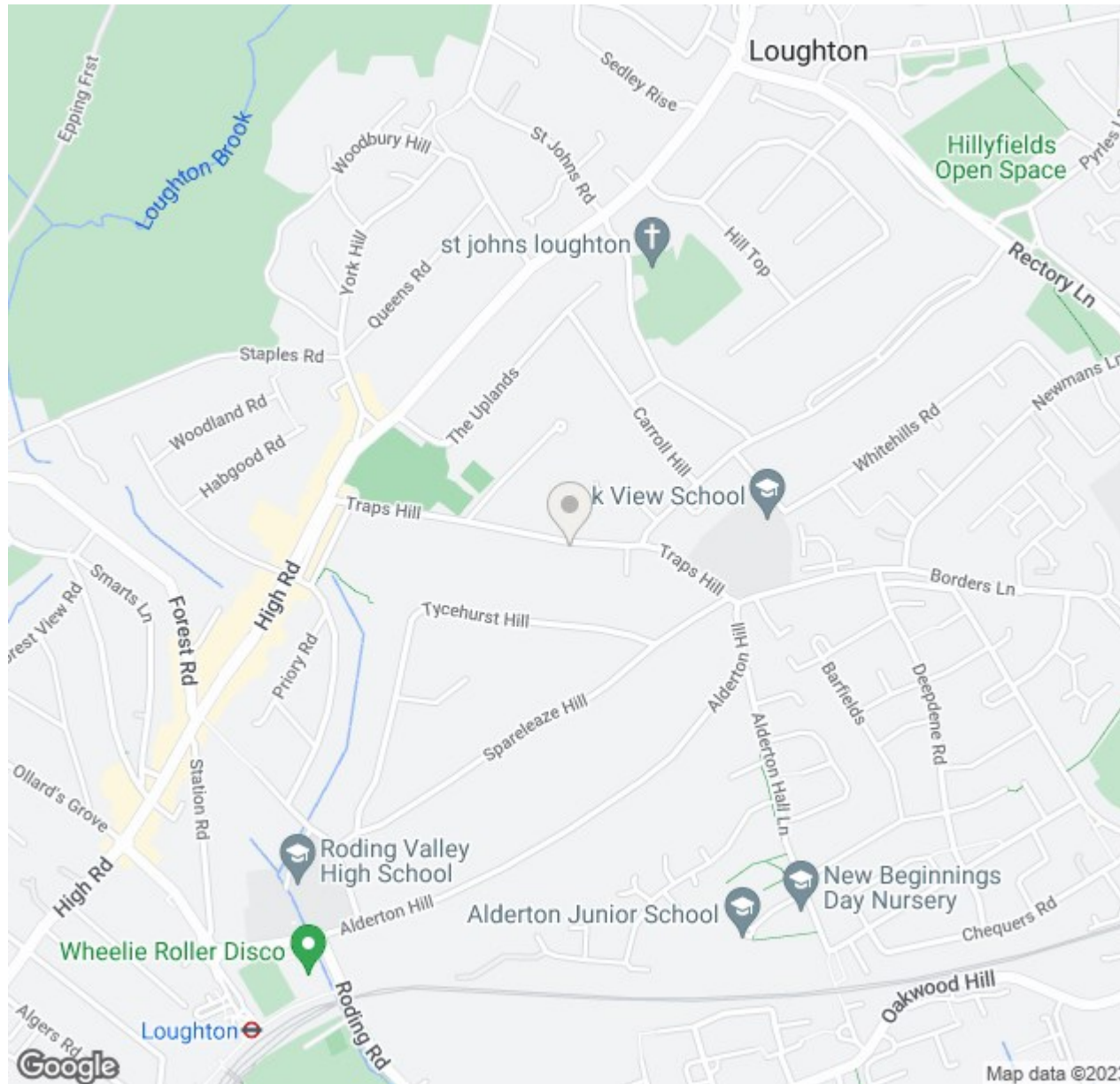








MAP & EPC

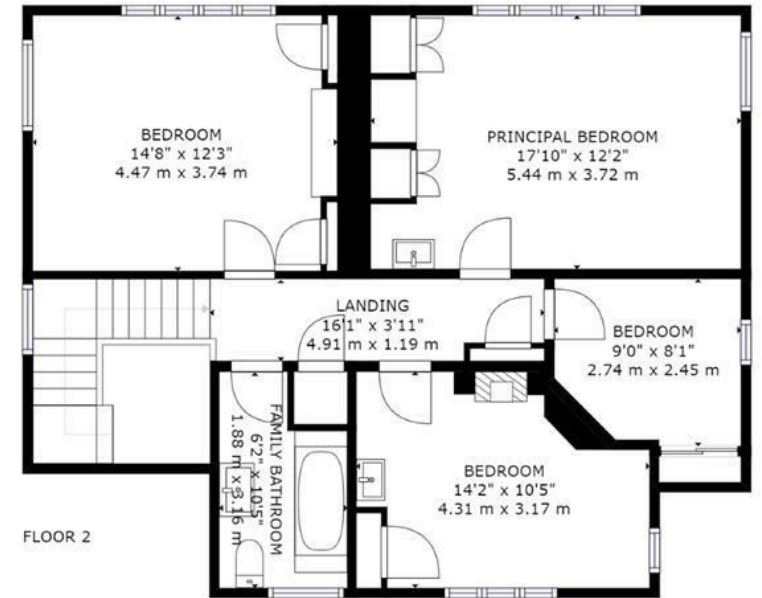
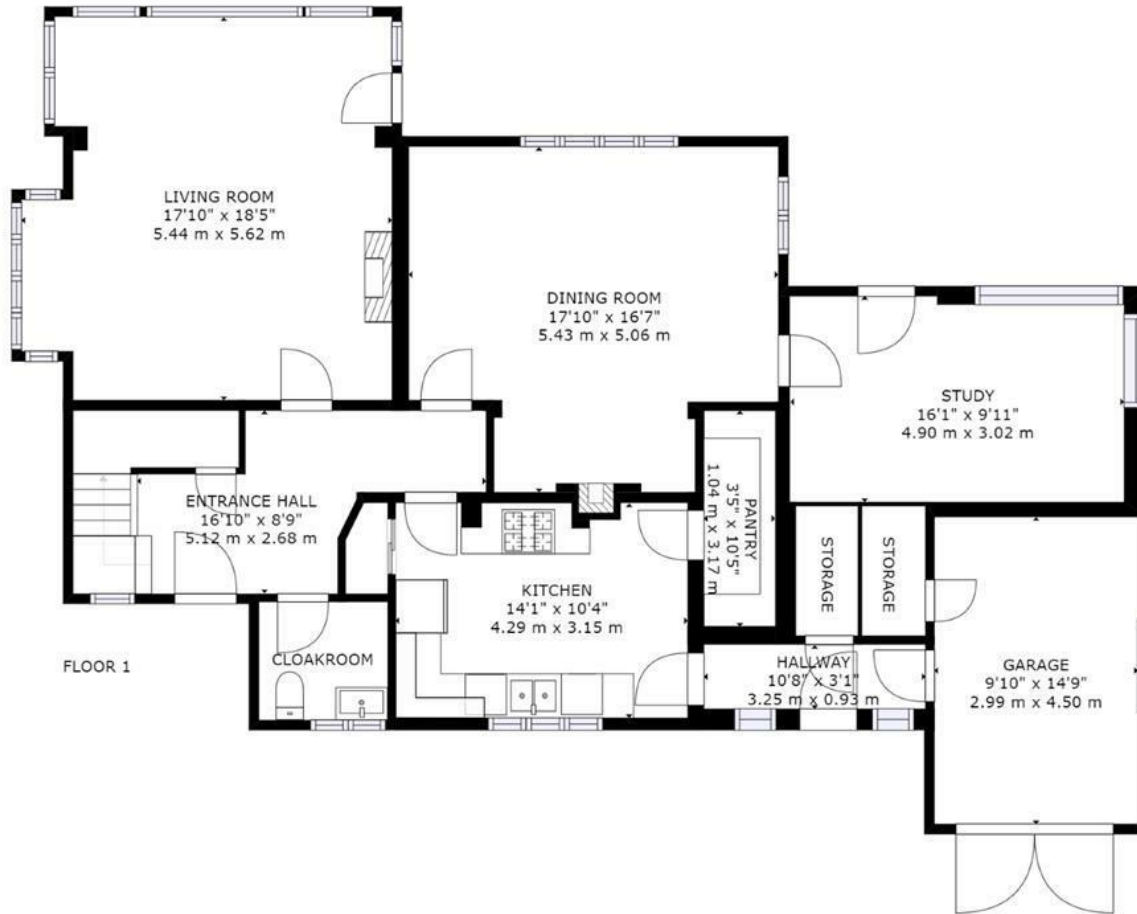


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



GROSS INTERNAL AREA
 FLOOR 1: 1231 sq. ft, 114 m², FLOOR 2: 836 sq. ft, 78 m²
 EXCLUDED AREAS: , GARAGE: 145 sq. ft, 13 m²
 TOTAL: 2067 sq. ft, 192 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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