



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

P R E S E N T S

Forest Road, Loughton







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Elloitt James are delighted to bring new to market this immaculately presented two-bedroom end of terrace character home. This charming property is situated in the heart of Loughton within proximity to Loughton High Road with its varied selection of fashion and social amenities, Leisure Centre, forestry and is just 0.5 miles from Loughton Central Line Station.

The accommodation is arranged over two floors with the ground floor comprising of a spacious living room with period fireplace and solid wood flooring and a further reception room which has beautiful exposed brick work and a wood burning stove. Towards the rear of the property is a well-proportioned kitchen with inbuilt appliances in addition to a double Velux sky light. On this floor there is also a good-sized family bathroom with a ceramic roll top bath.

On the second floor there are two double bedrooms both benefiting from fireplaces. In addition, the rear bedroom features wood flooring and lovely views of the private garden.

Externally, the property features a private garden which is approximately 80ft x 19ft and has a sunken paved patio for summer entertaining and a raised lawn area with mature trees and shrubs. The property also benefits from side access, a small front garden and resident's permit parking.



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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.

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Sqft 771.00 sq ft	Type House - End Terrace	Style Character Home
Bedrooms 2	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band D

# PLANS

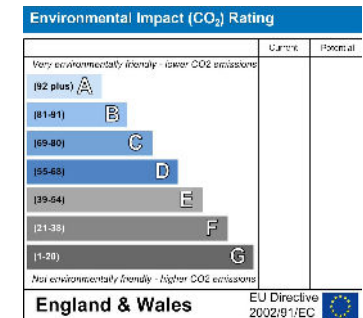
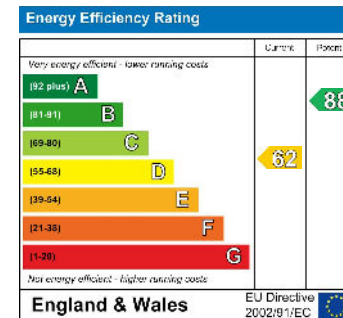
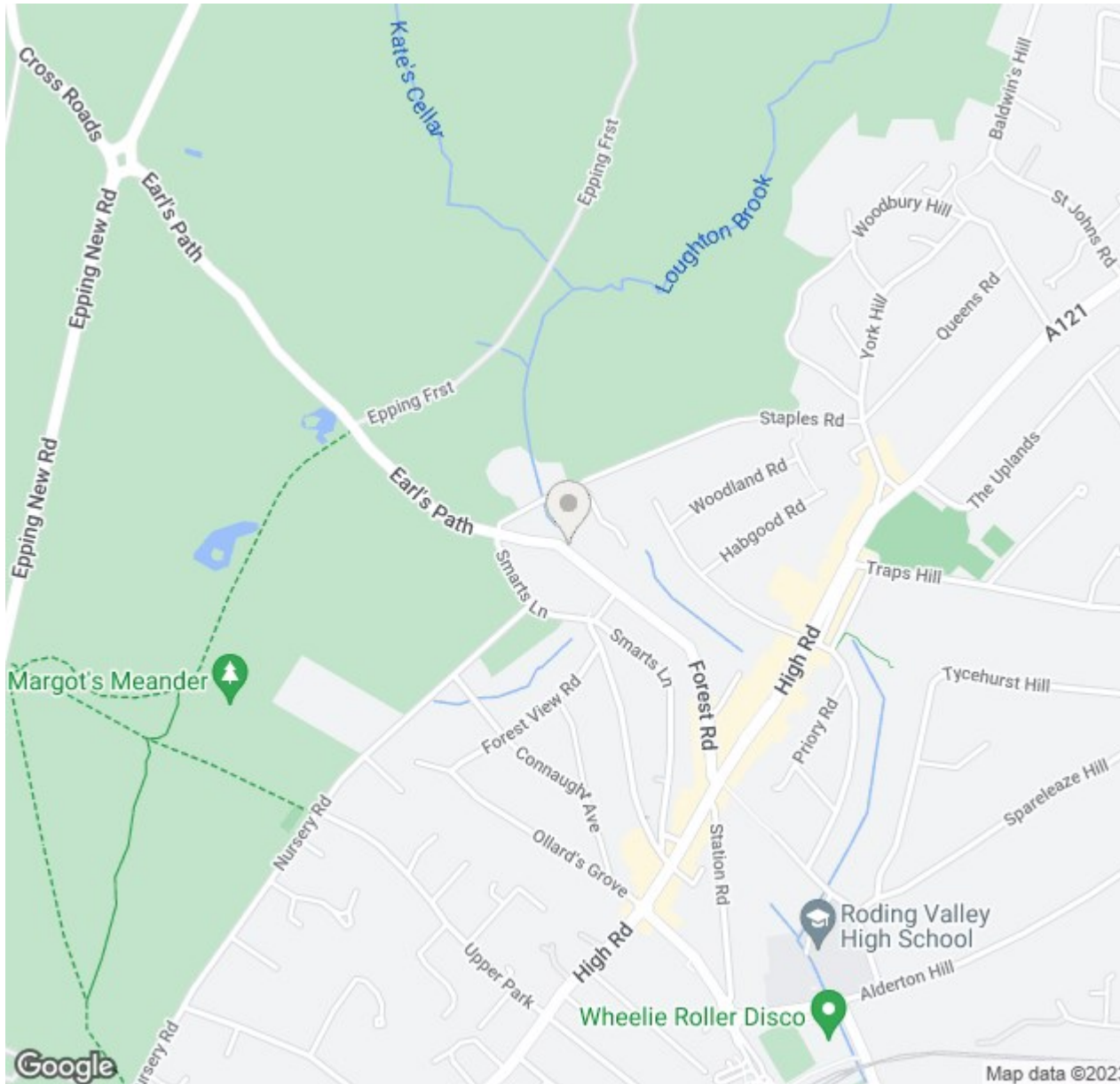


GROSS INTERNAL AREA  
FLOOR 1: 469 sq. ft, 44 m<sup>2</sup>, FLOOR 2: 303 sq. ft, 28 m<sup>2</sup>  
TOTAL: 771 sq. ft, 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# MAP & EPC



elliott  james

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