



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

P R E S E N T S

The Broadway, Loughton



# The Broadway, Loughton



Elliott James are delighted to bring to market this superb three-bedroom family home. Ideally located moments from the Central Line and local shops, this property benefits from an incredibly modern feel throughout. It has been recently renovated and is well positioned for well regarded local primary and secondary schools as well as supermarkets and local gyms.

The accommodation is arranged over three floors with the ground floor comprising of entrance hall, bright billiard/dining room which benefits from dual aspect windows, spacious living room with double doors leading onto private patio. The ground floor also features a modern kitchen with fitted appliances, separate pantry, laundry room and cloakroom. The first floor features a double bedroom with modern en suite, further double bedroom and spacious family bathroom. The property also benefits from a recent loft conversion which features the primary bedroom with large en suite and Juliet balcony.

To the rear, the property features a large private garden with feature pond and large shed with electricity. This is the perfect set up for someone who needs to work from home. It also benefits from a spacious patio which is perfect for al-fresco dining in the summer months. The front of the property features a large driveway which provides ample off-street parking for multiple cars.

Early viewing is highly recommended and strictly by appointment only.



Having had 9 years' experience in residential sales I joined the fantastic team at Elliott James team in January 2022 with a wealth of expertise. From working for a prestigious international brand in addition to a local independent agent I understand the importance of supporting and guiding buyers and sellers through the purchasing process. Buying or selling a property is fundamentally a big life decision and I take great pride in assisting clients from the point of an offer being accepted right up to handing over the keys on completion day. The state-of-the-art technology and marketing at Elliott James is second to none and makes us stand out amongst our competitors.



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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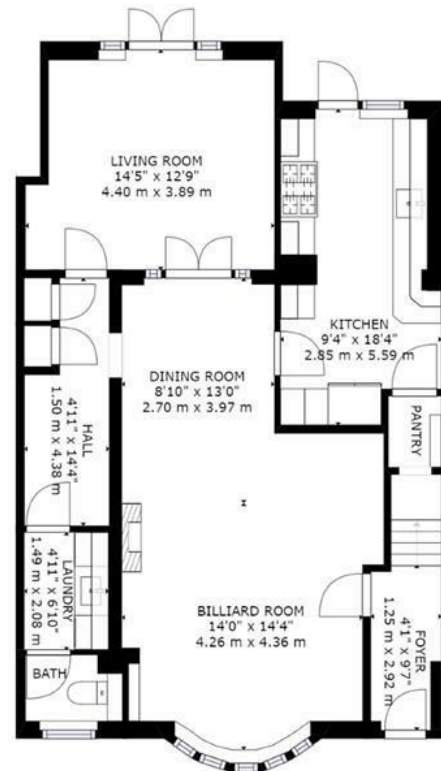
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Sqft 1710.00 sq ft	Type House - End Terrace	Style Modern
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band C

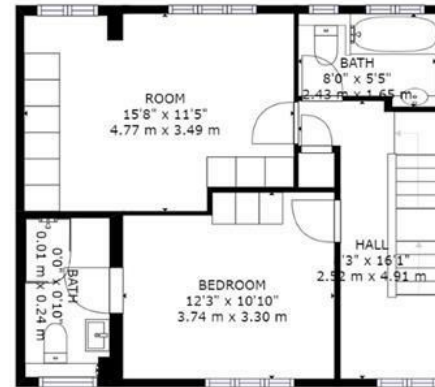
# PLANS



FLOOR 3



FLOOR 1

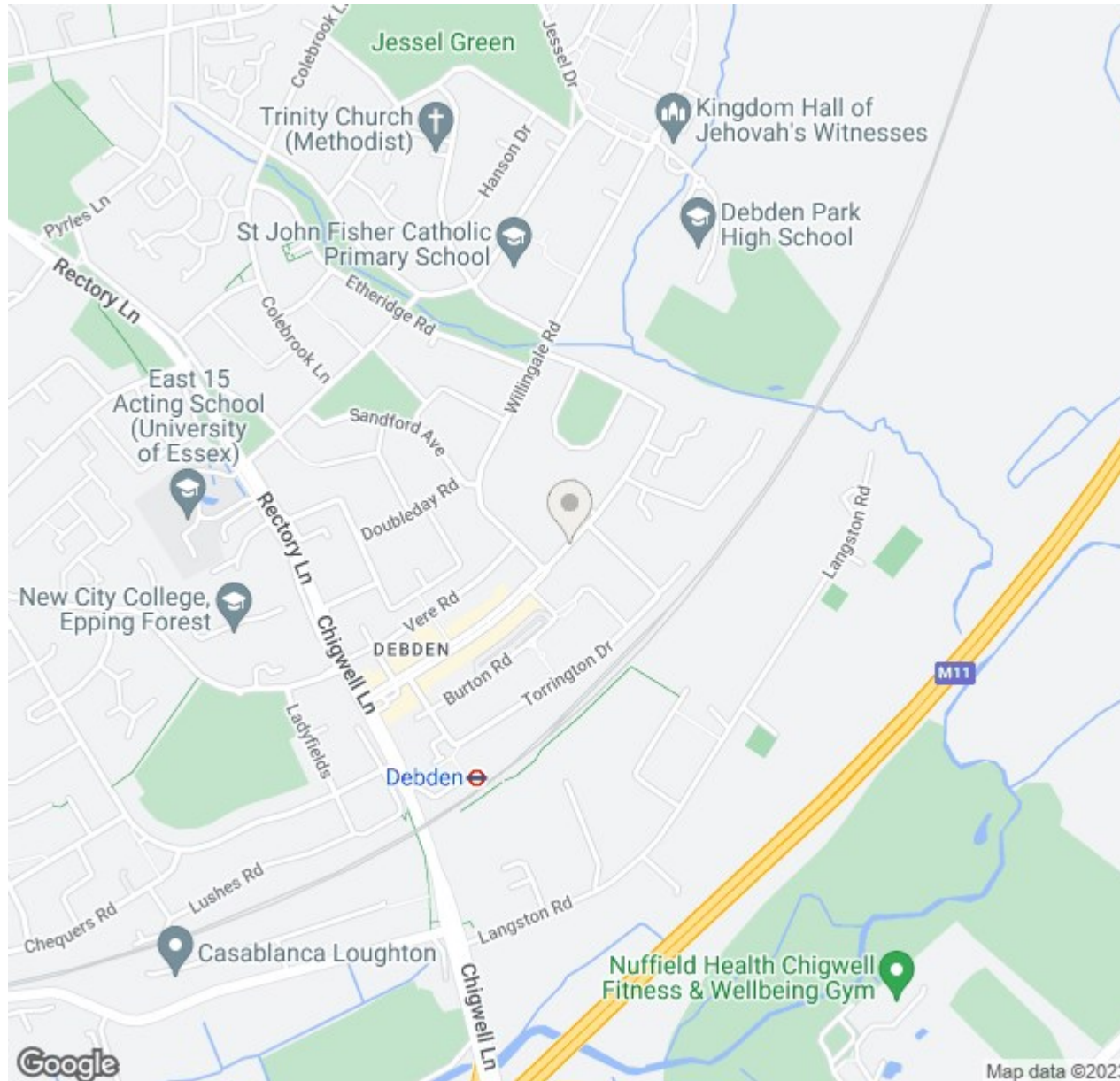


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 903 sq. ft, 84 m<sup>2</sup>, FLOOR 2: 510 sq. ft, 47 m<sup>2</sup>  
 FLOOR 3: 296 sq. ft, 27 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 39 sq. ft, 4 m<sup>2</sup>  
 TOTAL: 1710 sq. ft, 159 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			81
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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