



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

P R E S E N T S

Park Hill, Loughton



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New to the market and within easy walking distance to Loughton Central Line station and the High Road this well presented family home has dual use as the current owners have been granted permission to conduct a care /childminding business for up to 10 children (EPF/2010/13).

The main residence is drenched in natural sunlight with the internal accommodation arranged over two floors. The ground floor offers entrance hall, cloakroom, spacious open plan formal reception / dining room with attractive central fireplace and patio doors opening out onto the private garden decking area, study, kitchen with large electric range and integral appliances. From the kitchen a small hall allows access to the nursery which has been designed to include separate front door entrance, three playrooms, dining area with patio doors onto small garden, staff room and cloakroom.

The spacious first floor landing gives access to the principle bedroom with en-suite bathroom and far reaching views over Loughton, three further double bedrooms with built in wardrobes and family bathroom. There is ample off street parking to the side of the property whilst the rear garden comprises of large decking area which is ideal for al – fresco dining, laid to lawn, planted borders and large covered side storage room. It is worth noting that the current nursery could be converted into an annex or change of business use subject to obtaining the usual permission from Epping Forest District Council. Viewings are strictly by appointment only.



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.



Heidi Foster MNAEA

contact@ejpr.co.uk

0208 0165 333



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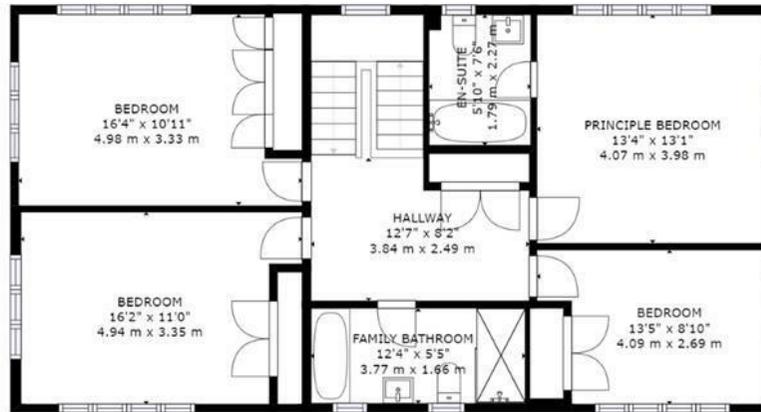
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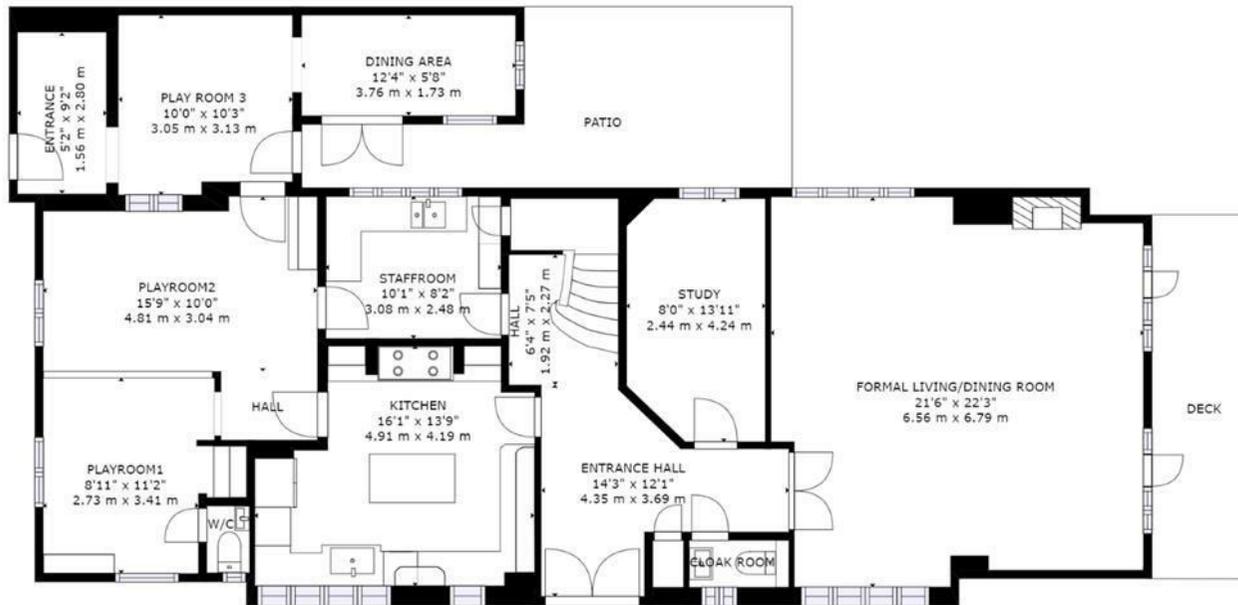
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Sqft 2587.00 sq ft	Type House - Detached	Style Well Presented
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS

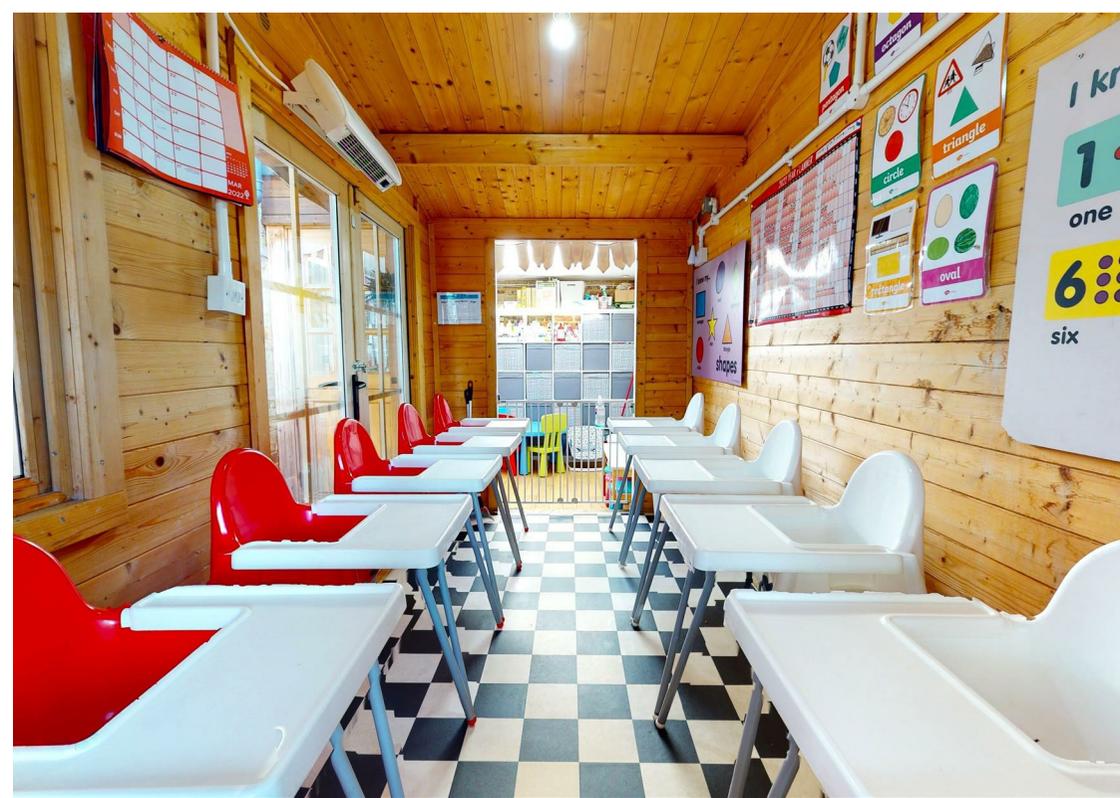


FLOOR 2

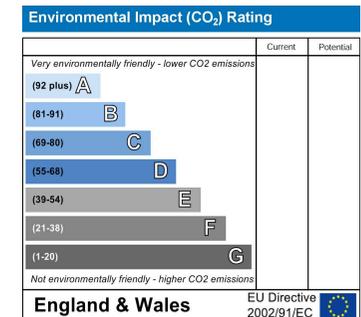
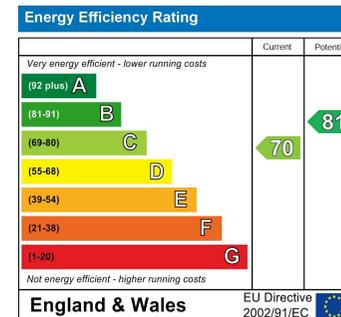
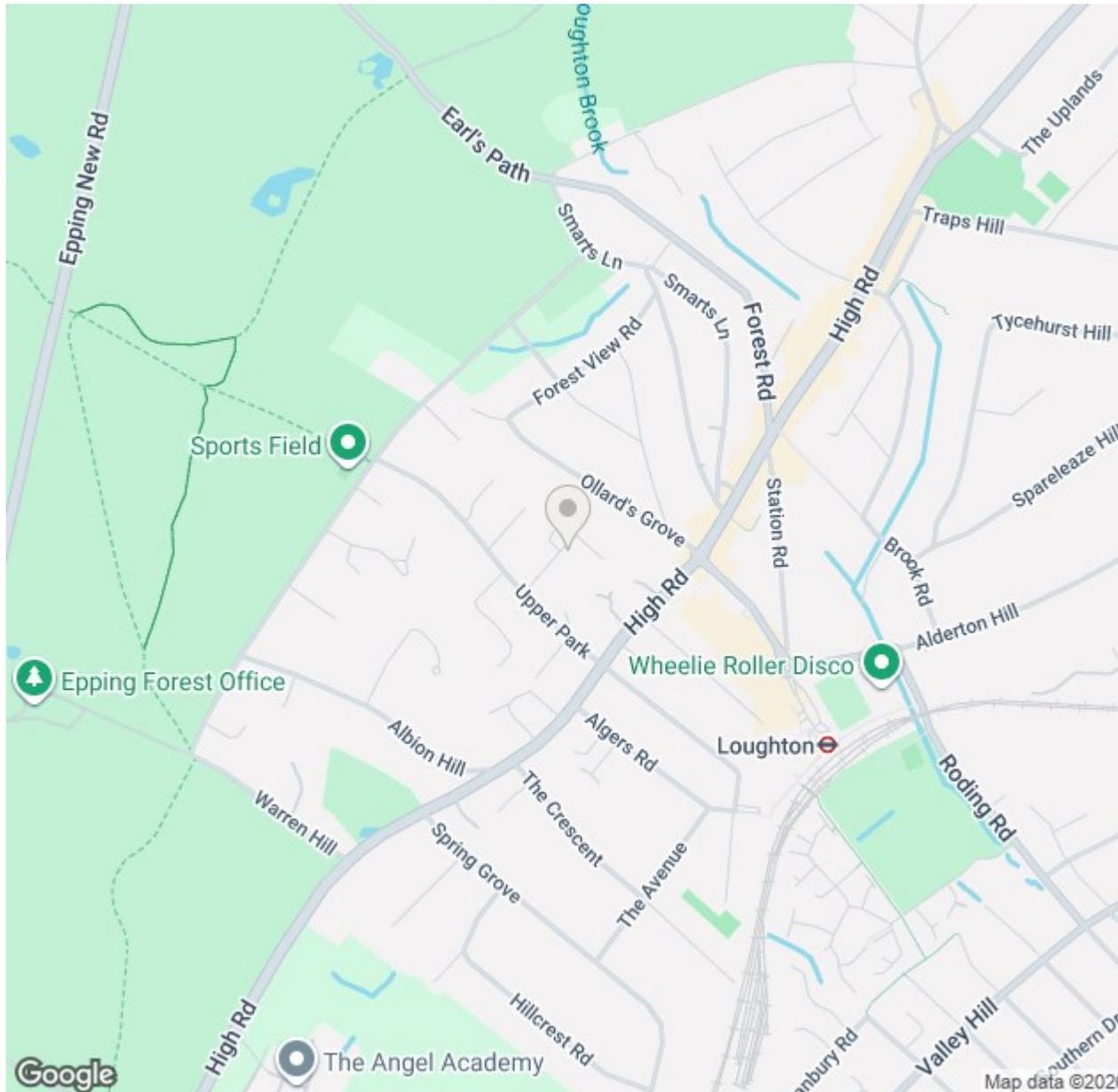


FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1627 sq. ft, 151 m², FLOOR 2: 959 sq. ft, 89 m²
 TOTAL: 2587 sq. ft, 240 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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