



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

P R E S E N T S

Church Hill, Loughton



# Church Hill, Loughton

“ Elliott James are delighted to offer this beautiful period four bedroom detached home occupying approximately 1/3 of an acre with potential to develop in the future subject to planning. The property offers versatile living accommodation throughout and boasts many of its original features such as vaulted ceilings and exposed beams.

The ground floor accommodation comprises of a spacious kitchen / dining room at the heart of the property which opens out to a large mature garden and heated swimming pool. Further benefits on the ground floor are a separate utility / shower room, cloakroom, generous living room, TV room, two large bedrooms (one of which benefiting from a private en-suite.)

On the first floor the accommodation comprises of two further large bedrooms and a spacious shower room. The principle bedroom benefits from a private dressing room with an en-suite shower room.

To the rear of the property the garden is totally secluded due to a variety of mature trees, perfect for summer entertaining and further benefits from a southeasterly aspect letting in a abundance of natural light to the property.

The front of the property has a large carriage driveway which provides parking for multiple vehicles.

Church Hill is ideally located within walking distance to Loughton High Street, Epping Forest and easy access to the City via the Central Line.

”

---

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.



An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.



**Heidi Foster MNAEA**

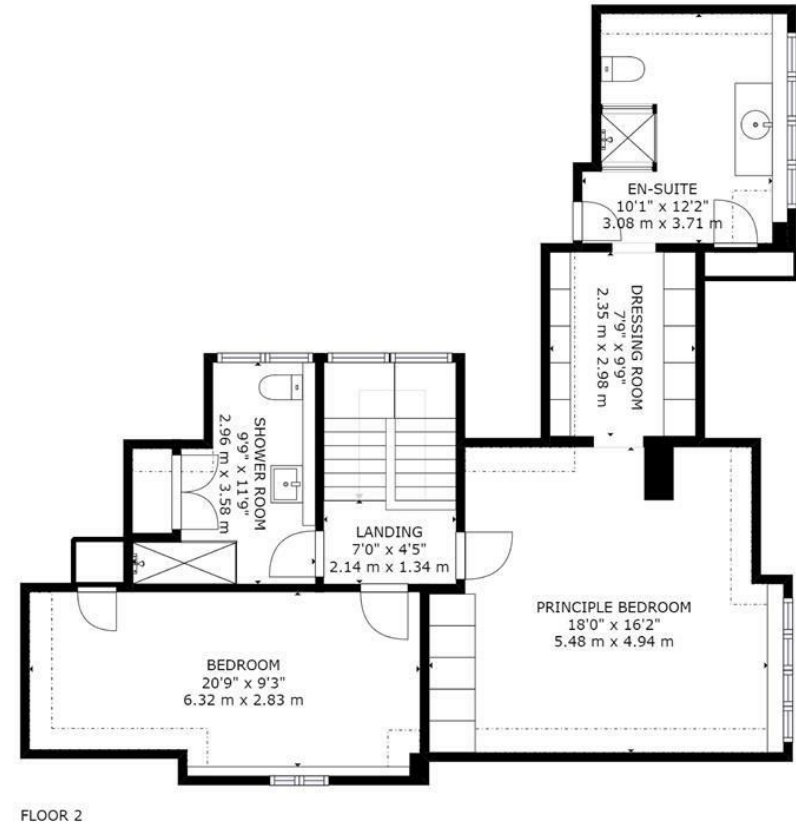
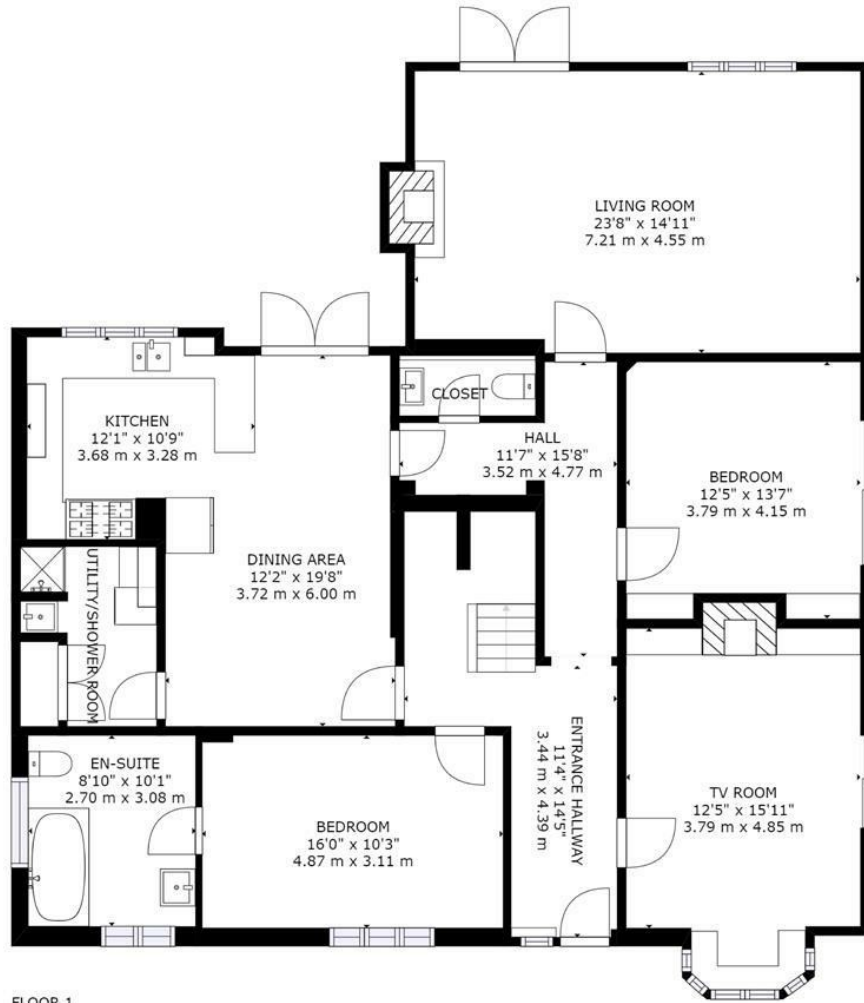
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

N  
E  
E  
D  
  
T  
O  
  
K  
N  
O  
W

Sqft 2513.00 sq ft	Type House - Detached	Style Chalet
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

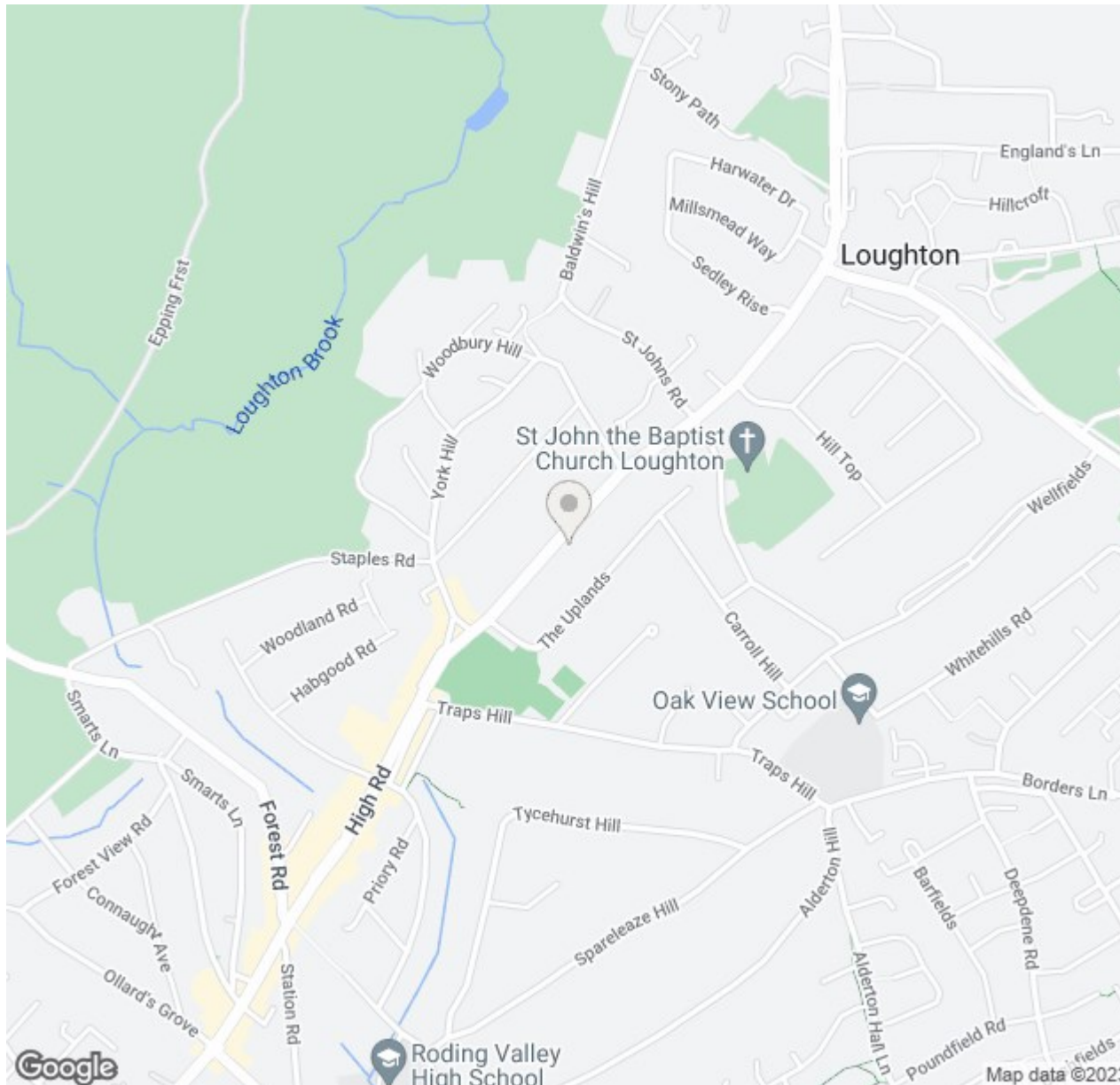
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1742 sq. ft, 162 m<sup>2</sup>, FLOOR 2: 771 sq. ft, 72 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 103 sq. ft, 10 m<sup>2</sup>  
 TOTAL: 2513 sq. ft, 233 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>			
(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 energy efficient - higher running costs			
		48	83
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James - Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.