

elliott  james

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

P R E S E N T S

Valley Hill, Loughton



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## Valley Hill, Loughton



Elliott James is delighted to bring to the market this immaculately presented four bedroom semi-detached family home located within walking distance of the central line and local amenities. The property has been well extended in the past and updated to a high standard by our current owners.

The ground floor accommodation comprises of a spacious entrance hallway, open plan living / dining room with functioning log burner and patio doors opening out to the garden, a modern fitted kitchen with integrated appliances leading into a separate breakfast room.

On the first floor of the property you will find two double bedrooms, a modern family bathroom, a separate cloakroom and a further third bedroom which is currently being used as a study/office.

The second floor accommodation boasts a large principle bedroom benefiting from further built-in wardrobes and an fantastic dual-aspect letting in an abundance of natural light.

To the rear of the property you will find a beautiful south-facing garden which is mostly laid to lawn with a separate patio area, perfect for al-fresco dining in the summer months. Further benefits include a large garden room / bar which was formerly the garage for the property.

The front of the property boasts parking for multiple vehicles and a shared driveway to the side for further access.

Early viewing is highly recommended and strictly by appointment only.



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With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



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.

**Elliott Lawlor MNAEA & MARLA**

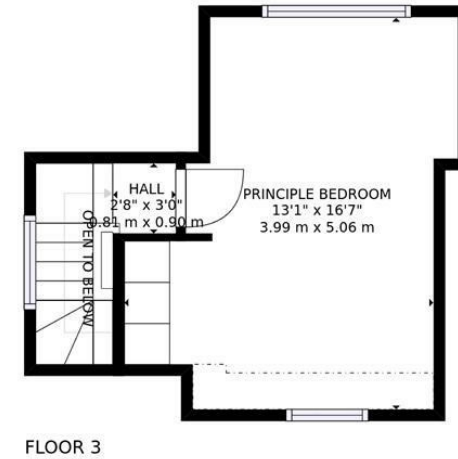
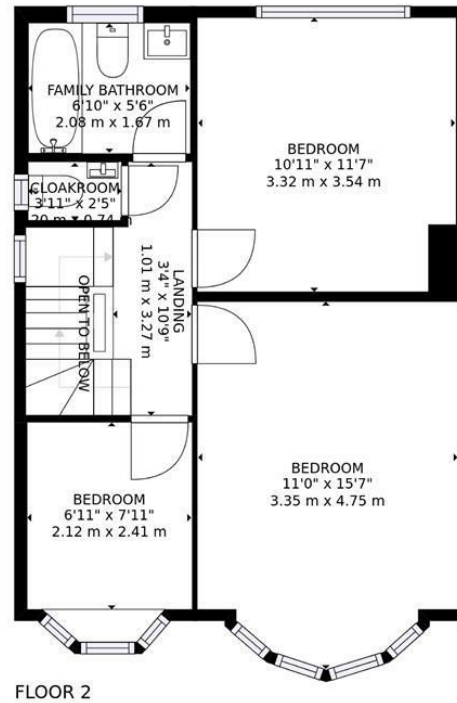
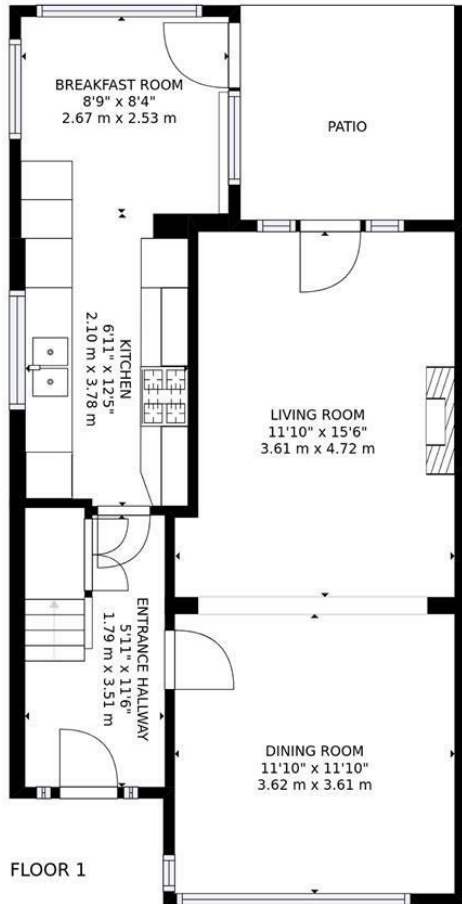
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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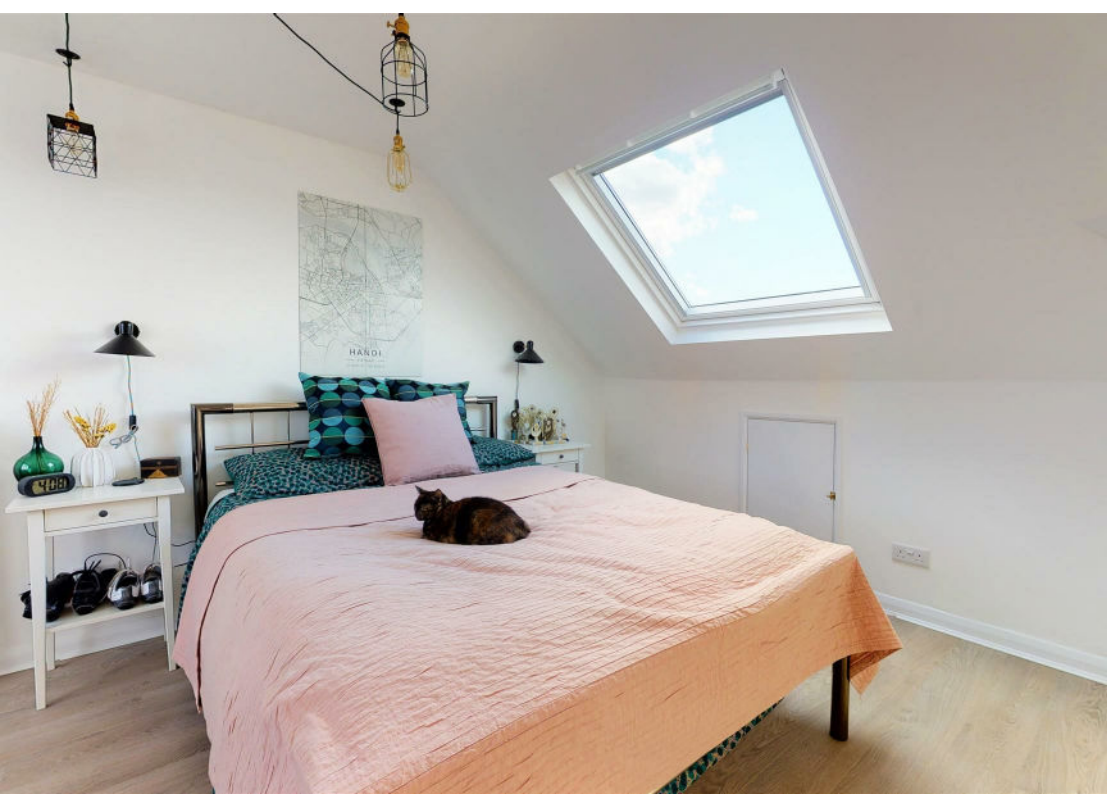
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Sqft 1247.00 sq ft	Type House - Semi-Detached	Style Pre-War
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band E

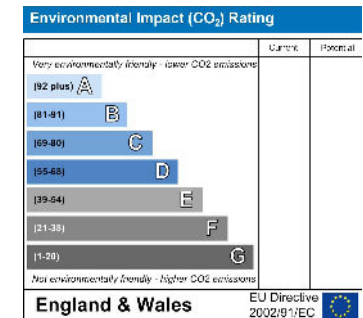
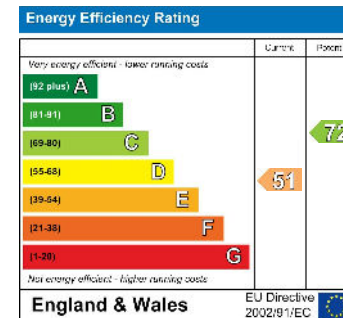
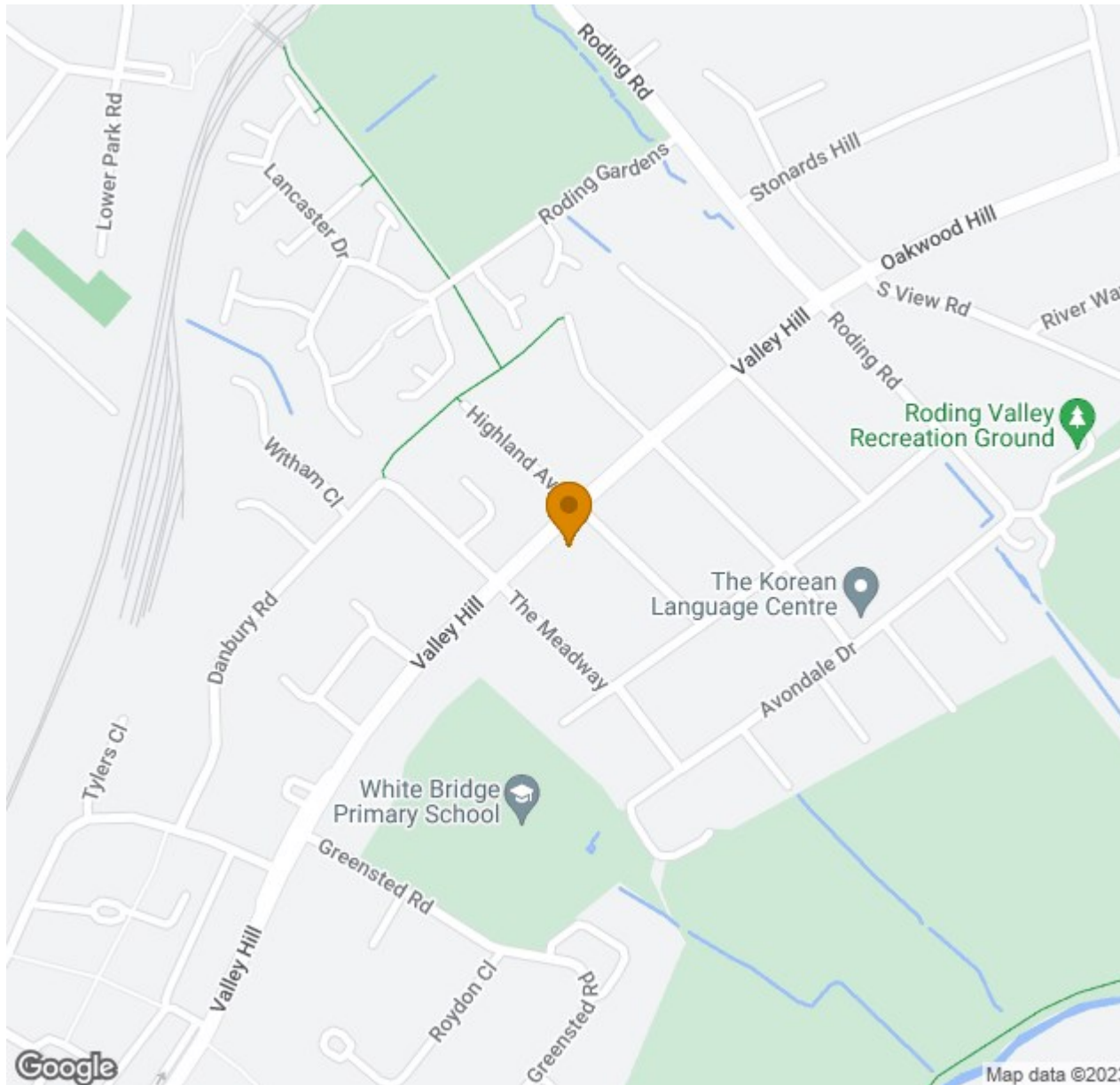
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 563 sq. ft. 52 m<sup>2</sup>, FLOOR 2: 473 sq. ft. 44 m<sup>2</sup>  
 FLOOR 3: 211 sq. ft. 20 m<sup>2</sup>, EXCLUDED AREAS:  
 PATIO: 83 sq. ft. 8 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 16 sq. ft. 2 m<sup>2</sup>  
 TOTAL: 1247 sq. ft. 116 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# MAP & EPC



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