



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

P R E S E N T S

Station Road, Loughton



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Elliott James are delighted to bring new to the market this truly magnificent five bedroom detached Edwardian home located within easy walking distance to Loughton's Central Line Station and busy High Road which offers a wide selection of eateries and independent shops. The property is well presented throughout and has maintained its original character features including its high ceilings, open fireplaces and wooden sash bay windows which create an abundance of natural light throughout the property.

The ground floor accommodation comprises of an grand entrance hallway, large dual aspect open plan living and dining room, spacious kitchen/diner, utility room, formal reception room with patio doors leading directly onto the garden which is currently being used as a home office. Further benefits include a laundry room, modern shower room and access to a head height cellar formally used as a wine cellar which provides ample storage.

On the first floor of the property you will find a spacious landing area, principal bedroom with fitted wardrobes and its own cloakroom, two further double bedrooms, large family bathroom and two additional bedrooms one of which is also being used as a study.

To the rear of the property the garden is approx. 90ftx40ft, mostly laid to lawn with established shrubs which offers complete privacy, a patio area perfect for al-fresco dining in the summer months and a further gated section at the top of the garden which would be ideal for any potential buyer who is looking to build a garden room / home office subject to the relevant planning permission.

The property is set back from the road with a well maintained front garden, offers parking for multiple vehicles and a single garage to the side.

Early viewing is highly recommended and strictly by appointment only.



My background of working in both a busy corporate and independent agency locally has enabled me to develop a detailed understanding of all my clients' requirements during the sometimes-stressful process of selling or purchasing a home. I pride myself in always giving all my clients the highest level of customer service and maintaining the highest levels of communication which fits hand in hand with the exceptional service the team here at Elliott James strive to always deliver. I have a passion for all things property related and thoroughly enjoy matching clients with their dream home. I am always on hand to guide all my clients through every step of the home moving process whether that's selling or purchasing right from a formal offer being agreed to the day of completion.



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

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Sqft 2547.00 sq ft	Type House - Detached	Style Edwardian
Bedrooms 5	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

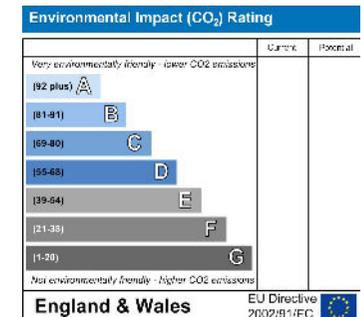
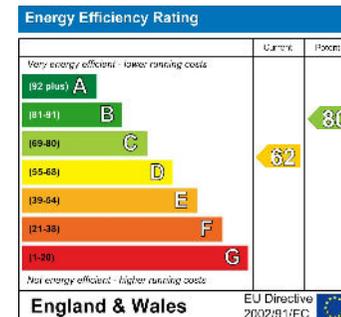
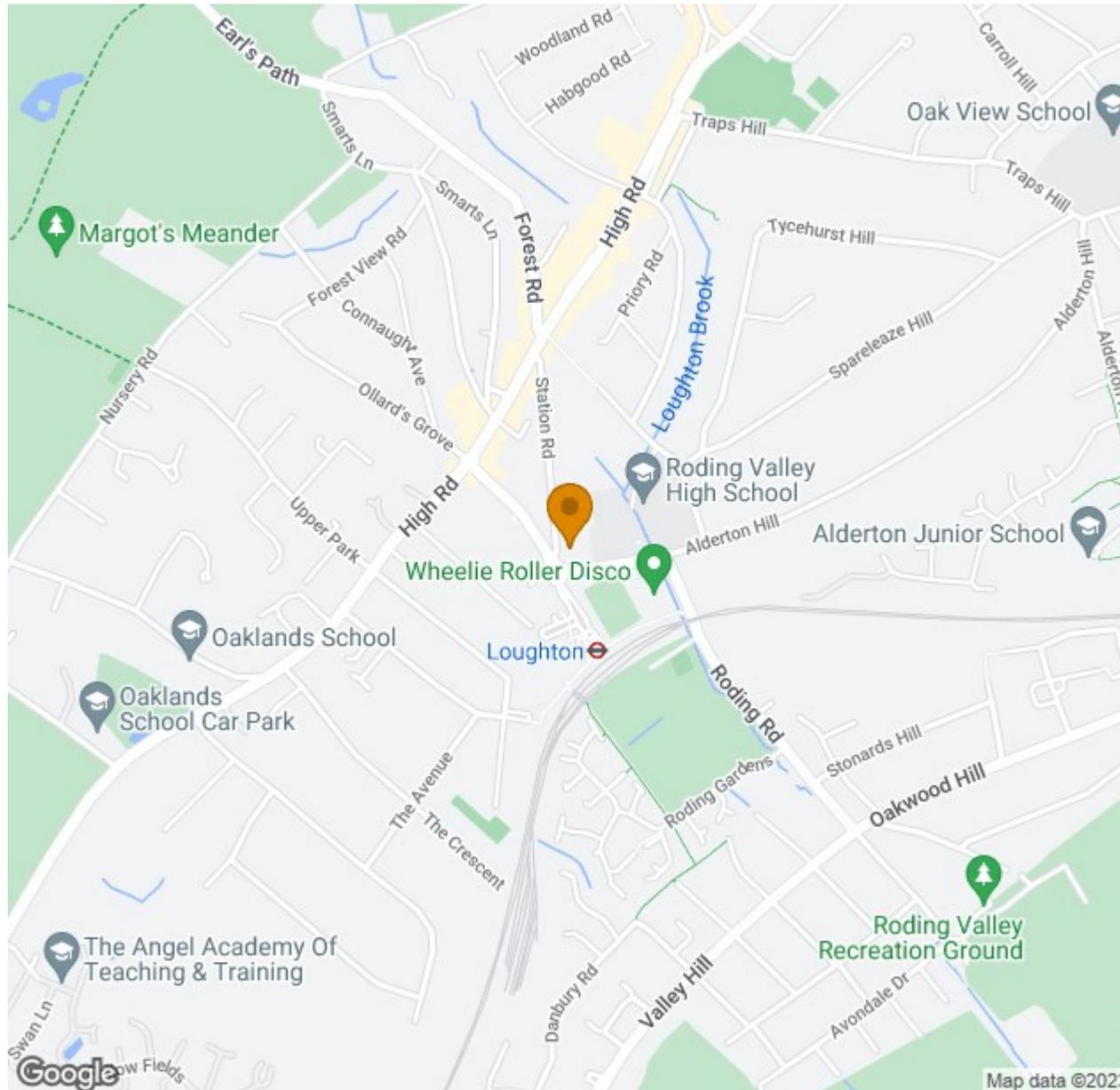








MAP & EPC





PLANS



GROSS INTERNAL AREA
 FLOOR 1: 228 sq. ft, 21 m², FLOOR 2: 1391 sq. ft, 129 m²
 FLOOR 3: 928 sq. ft, 86 m², EXCLUDED AREAS:
 GARAGE: 160 sq. ft, 15 m², PORCH: 34 sq. ft, 3 m²
 TOTAL: 2547 sq. ft, 237 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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