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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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The Elliott James team are delighted to bring new to market this superb, four-bedroom semi-detached family home in the heart of Loughton. Close to Loughton Central Line Station, Loughton High Road with its variety of social and fashion amenities and Roding Valley Meadows, this property offers any modern-day family versatile living accommodation and is CHAIN FREE. The property has been renovated by the current owners to an incredibly high specification to include new flooring and double-glazed windows throughout as well as new modern bathrooms.

The accommodation is arranged over three floors with the ground floor comprising of bright entrance hall, spacious living room, through lounge benefitting from dual aspect windows, kitchen with integrated appliances, separate utility room and dining room with patio doors leading onto the private garden. The first floor features a bright landing, modern family bathroom, separate w/c and three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The third floor is accessed via a central staircase and features a further bedroom with ample storage and a modern en suite bathroom.

The rear of the property benefits from a beautifully manicured garden with laid to lawn, planted borders, a variety of shrubberies and a stone patio area perfect for al fresco dining. Further benefits of the property include side access and a spacious driveway providing ample parking for multiple cars.



I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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.

Frederick Cassford
contact@ejpr.co.uk
0208 0165 333

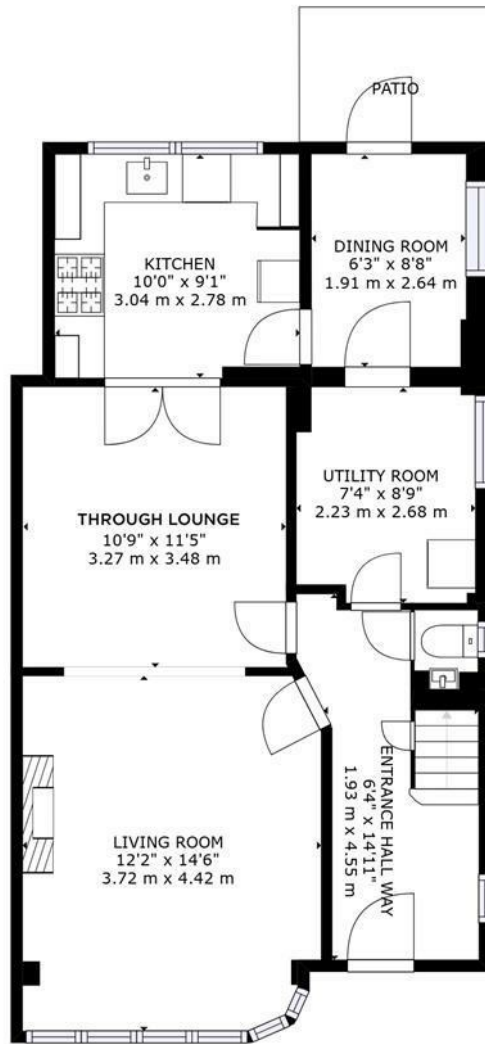
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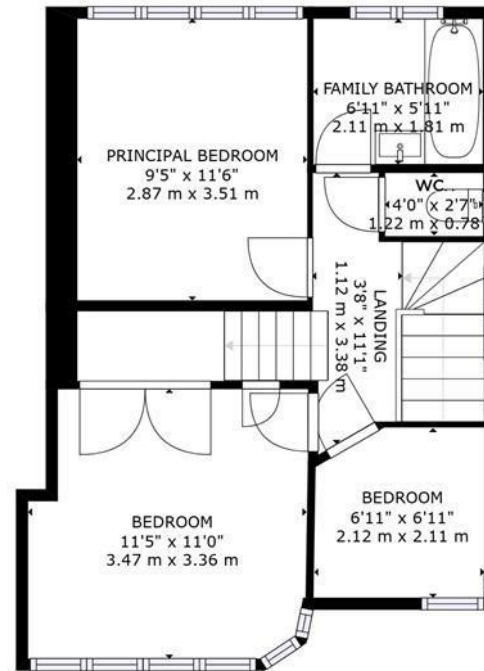
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Sqft 1235.00 sq ft	Type House - Semi-Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band E

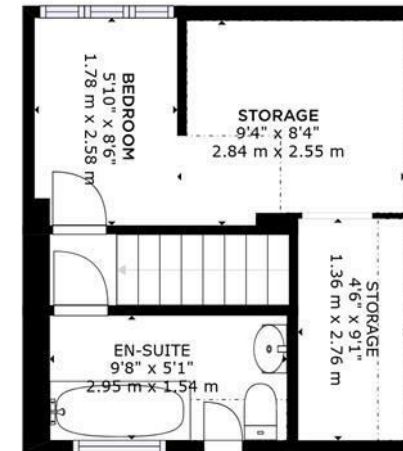
PLANS



FLOOR 1



FLOOR 2

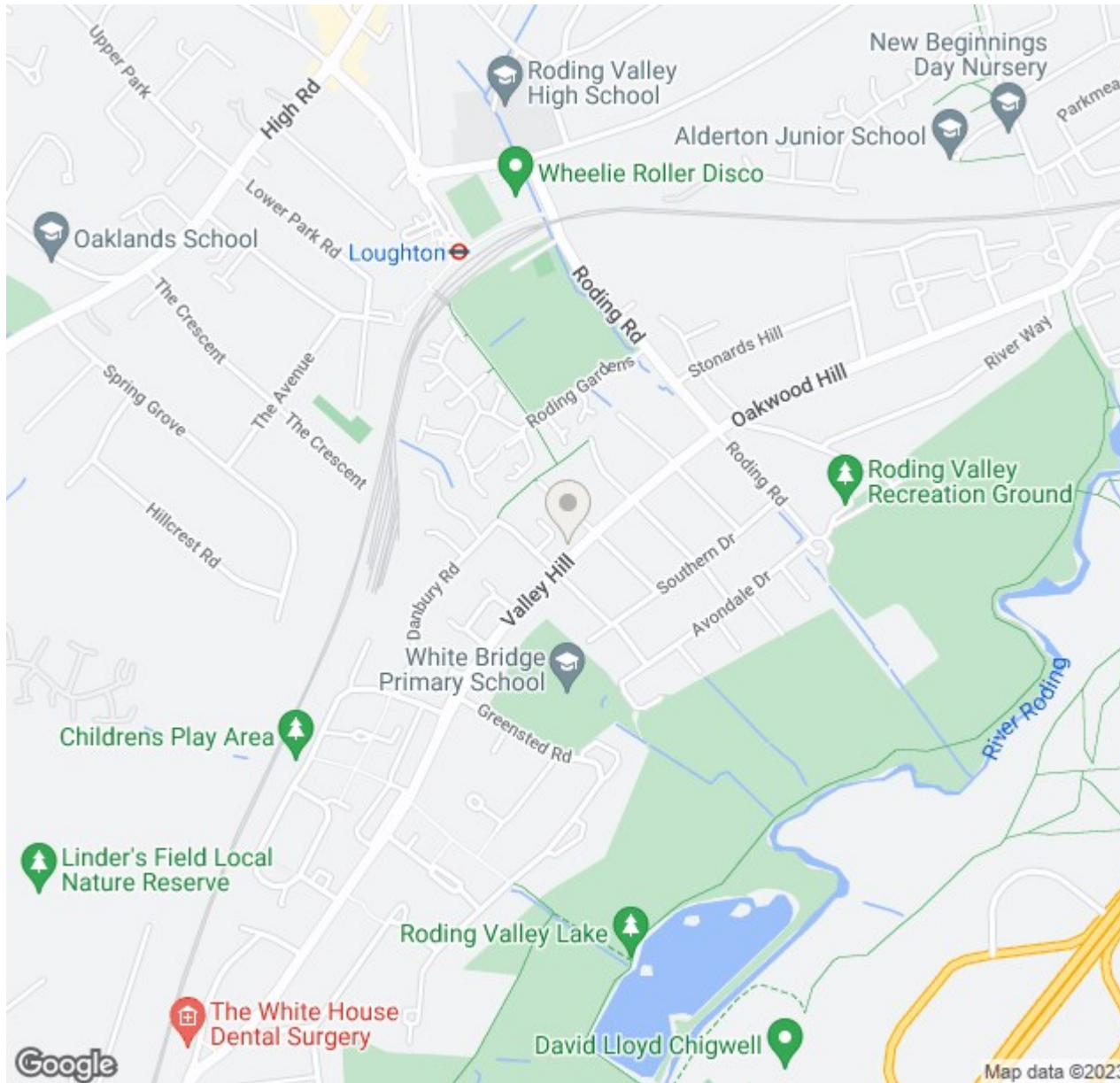


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 626 sq. ft, 58 m², FLOOR 2: 431 sq. ft, 40 m²
 FLOOR 3: 178 sq. ft, 17 m², EXCLUDED AREAS:
 PATIO: 43 sq. ft, 4 m², REDUCED HEADROOM BELOW 1.5M: 78 sq. ft, 7 m²
 TOTAL: 1235 sq. ft, 115 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	57	
England & Wales	EU Directive 2002/91/EC	

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

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165 | High Road | Loughton | IG10 4LF

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

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