



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

P R E S E N T S

Forest Road, Loughton



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SECURITY
CCTV
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Forest Road, Loughton



The Elliott James team are delighted to bring to market this immaculately presented three double bedroom family home. This charming property is situated in the heart of Loughton within close proximity to Loughton High Road with its varied selection of fashion and social amenities, Leisure Centre, forestry and just 0.5 miles from Loughton Central Line Station.

The accommodation is arranged over three floors with the ground floor comprising of spacious living room with bespoke bookcase, through lounge, kitchen/diner with integrated appliances and rear doors leading onto the private south-facing garden. The first floor offers two double bedrooms and spacious family bathroom. The second floor offers a further double bedroom, desk area and modern en-suite shower room.

Externally the rear garden has a paved patio for summer entertaining and low maintenance newly fitted artificial grass area ideal for family living, rear gate access and brand-new fencing. Forest Road benefits from residents permit parking.

We are advised that the property has been entirely modernised throughout including but not limited to new roof, loft extension, oak kitchen, windows, shutters, doors, bathrooms, boiler and flooring. The house has also been newly decorated and new carpets laid throughout.

An early viewing is highly recommended and strictly by appointment only.



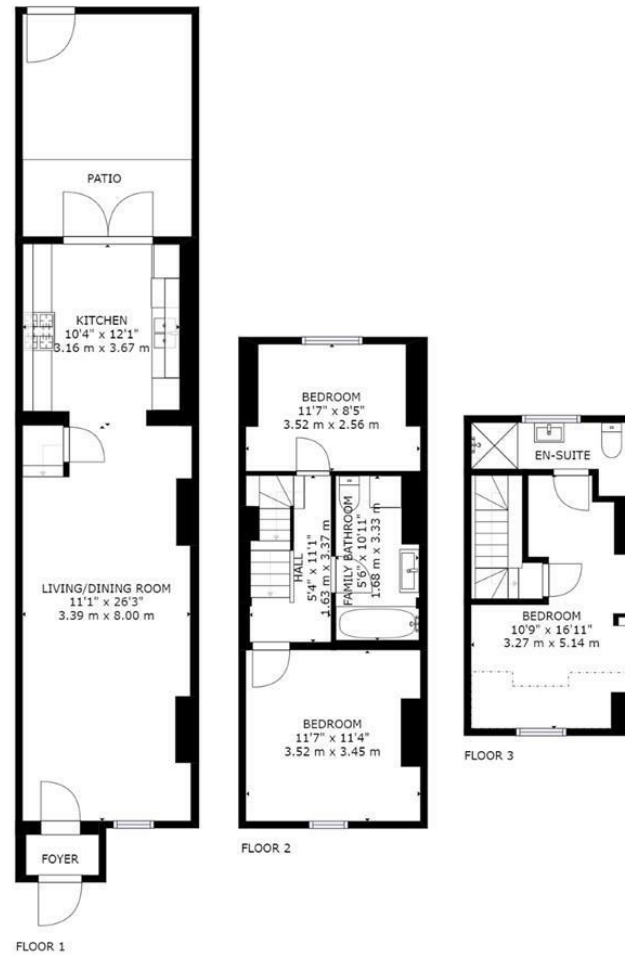
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Sqft 957.00 sq ft	Type House - Mid Terrace	Style Victorian
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest Council	Tax Band D

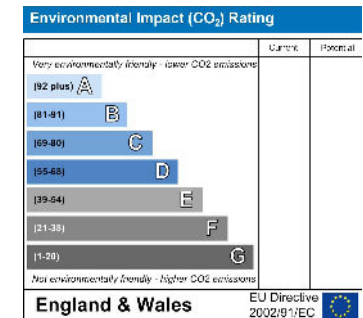
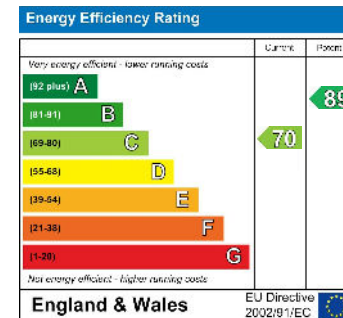
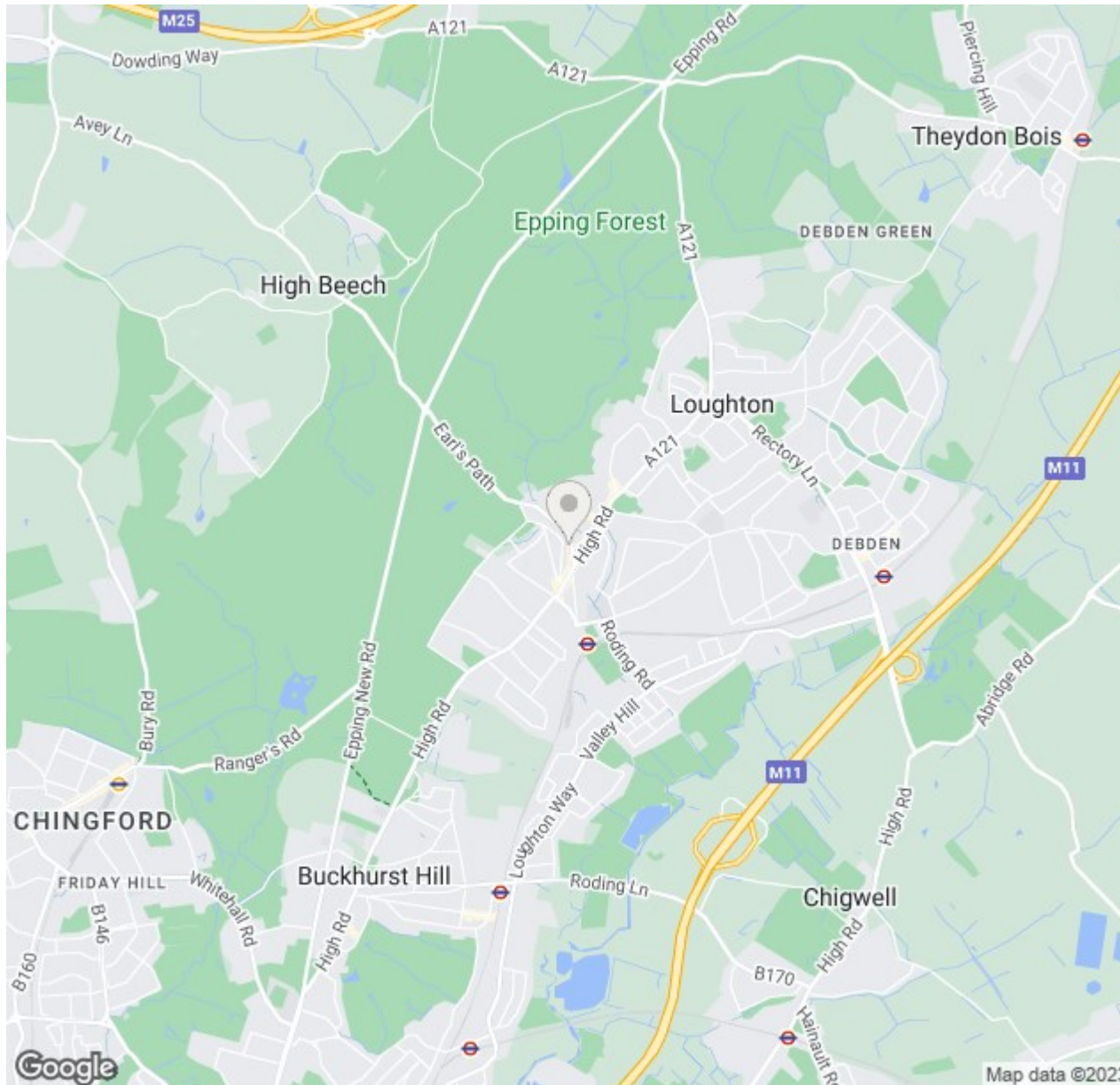
PLANS



GROSS INTERNAL AREA
FLOOR 1: 428 sq. ft, 40 m², FLOOR 2: 348 sq. ft, 32 m²
FLOOR 3: 181 sq. ft, 17 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 37 sq. ft, 3 m²
TOTAL: 957 sq. ft, 89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott  james

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