



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

P R E S E N T S

Pyrles Lane, Loughton



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The Elliott James team are delighted to bring to market this superb four-bedroom family home located in a fantastic position. It is close to extremely well-regarded schools, Loughton Central Line Station, the High Road with its brilliant selection of fashion and social amenities, newly renovated Leisure Centre and Epping Forest.

The accommodation is arranged over three floors with the ground floor comprising of hallway, cloakroom, a large open plan reception room and a kitchen/family diner which has direct access to the rear patio. The first-floor features two spacious double bedrooms, single bedroom and a modern family bathroom. The top floor features a further double bedroom with bespoke built-in storage and eaves storage.

Externally, there is an 90-foot (approx) private garden composed of a large, paved patio area ideal for summer entertaining, laid to lawn, a brick outbuilding and a large detached garage. Both of these outbuildings have great scope for renovation/redevelopment (STPP). The front of the property benefits from a spacious driveway suitable for several vehicles.

Viewings are strictly by appointment only.



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.

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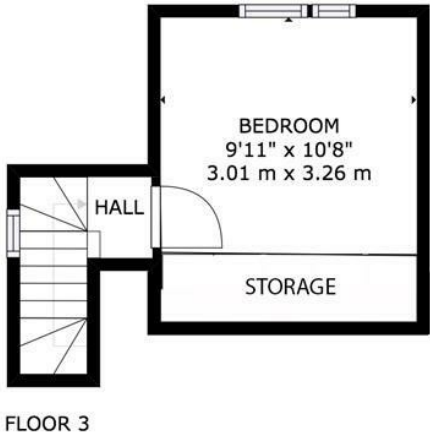
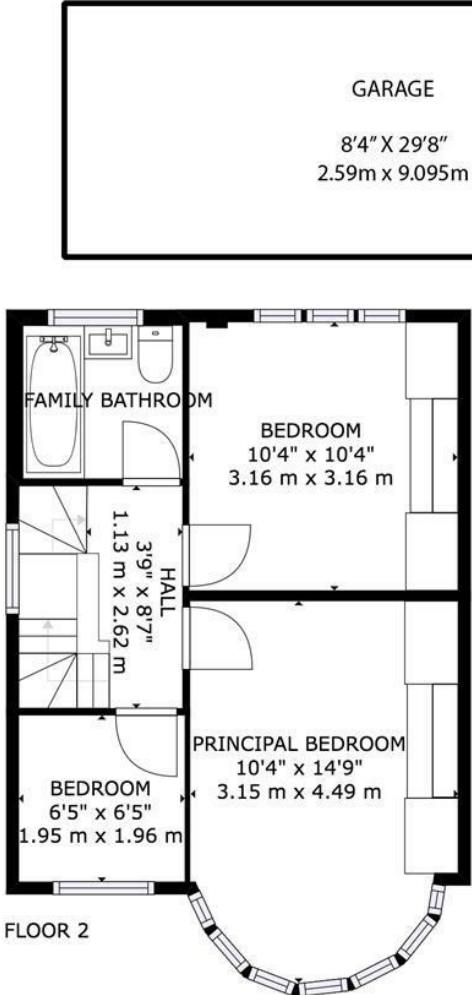
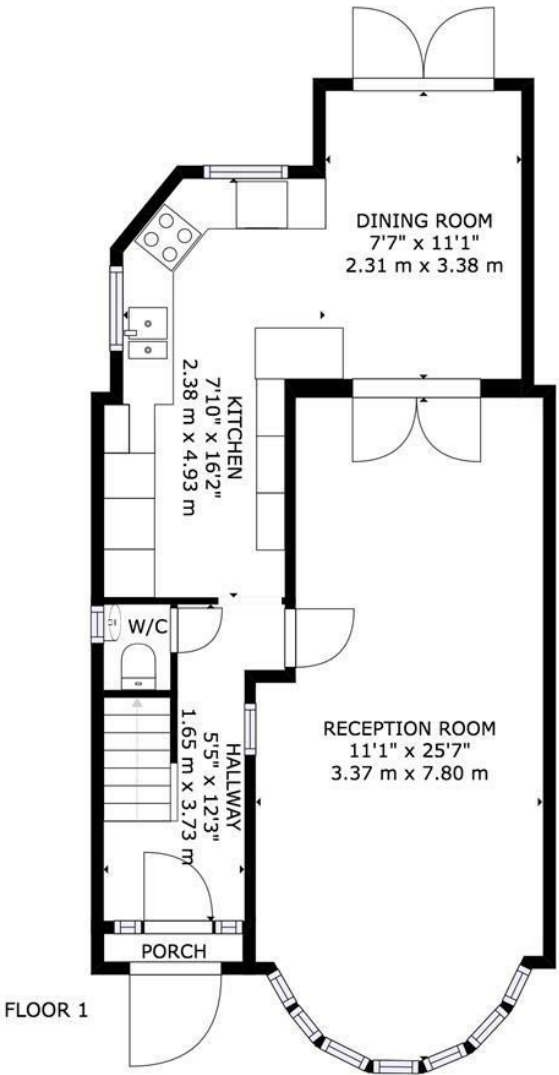
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Sqft 1316.00 sq ft	Type House - Semi-Detached	Style Modern Home
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band E

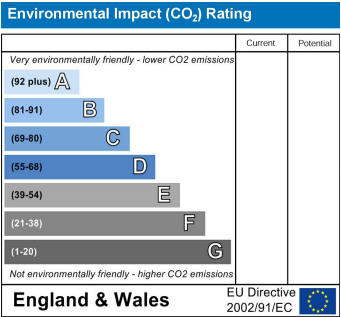
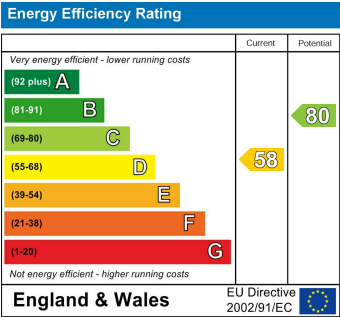
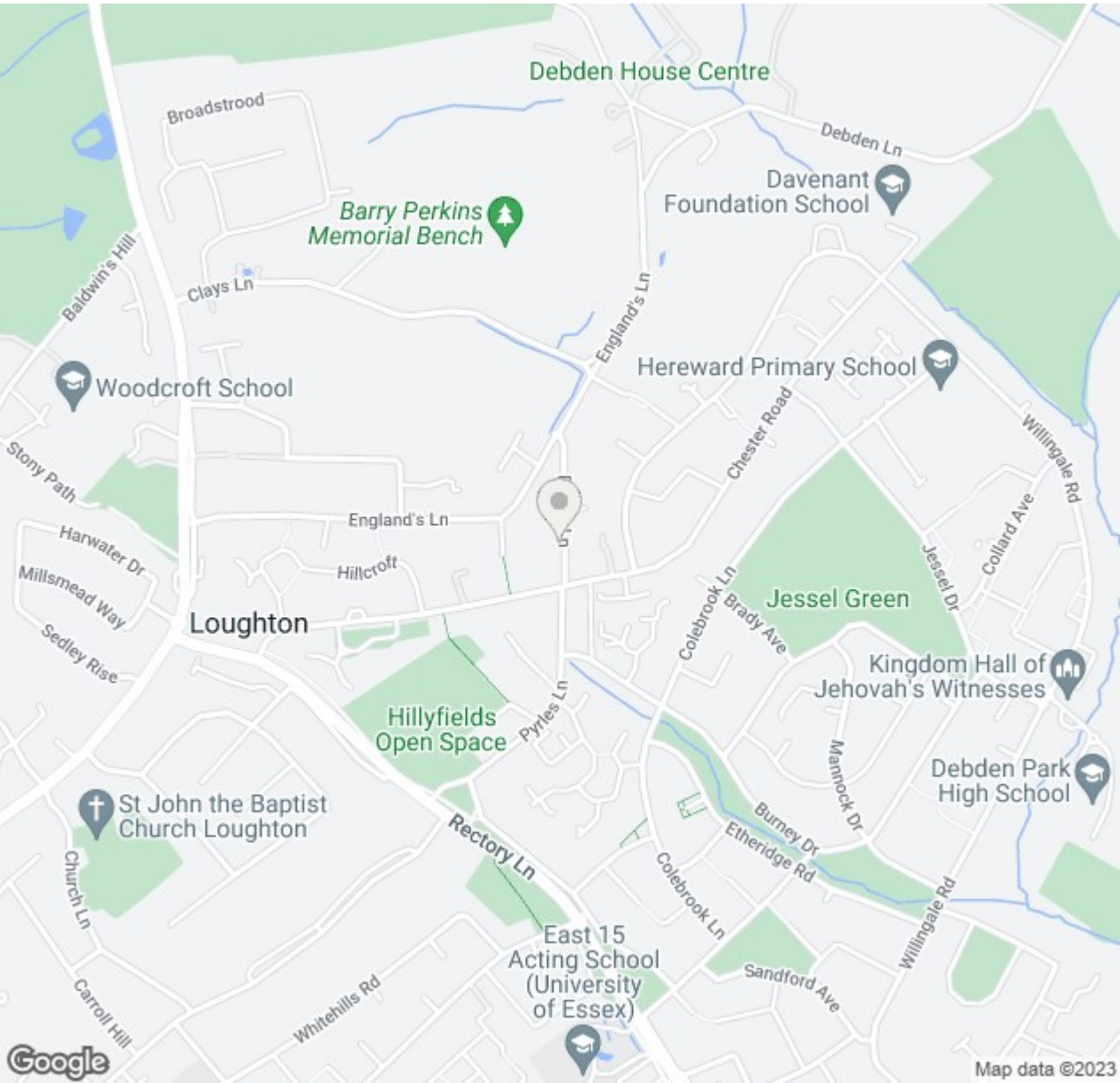
PLANS



GROSS INTERNAL AREA
FLOOR 1: 540 sq. ft, 50 m², FLOOR 2: 391 sq. ft, 36 m²
FLOOR 3: 135 sq. ft, 13 m², EXCLUDED AREAS:
PORCH: 6 sq. ft, 1 m²
TOTAL: 1316 sq. ft, 122.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott  james

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