



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

P R E S E N T S

Luctons Avenue, Buckhurst Hill



elliott
EJ
James
SOLD

Luctons Avenue, Buckhurst Hill



Elliott James are delighted to announce the successful exchange of contracts for this superb five bedroom detached dwelling located on the highly regarded Lucton's Avenue, Buckhurst Hill. Using our extensive experience, this particular property was sold pre-market via Elliott James' database of pre-qualified buyers, enabling our clients to move onto their next chapter in their own time. We always conduct our business in strict confidence which is why this unique method of selling your home has become synonymous with the Elliott James team.

If you would like to discuss a bespoke marketing strategy tailored to your individual needs, please contact us immediately



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

0208 0165 333

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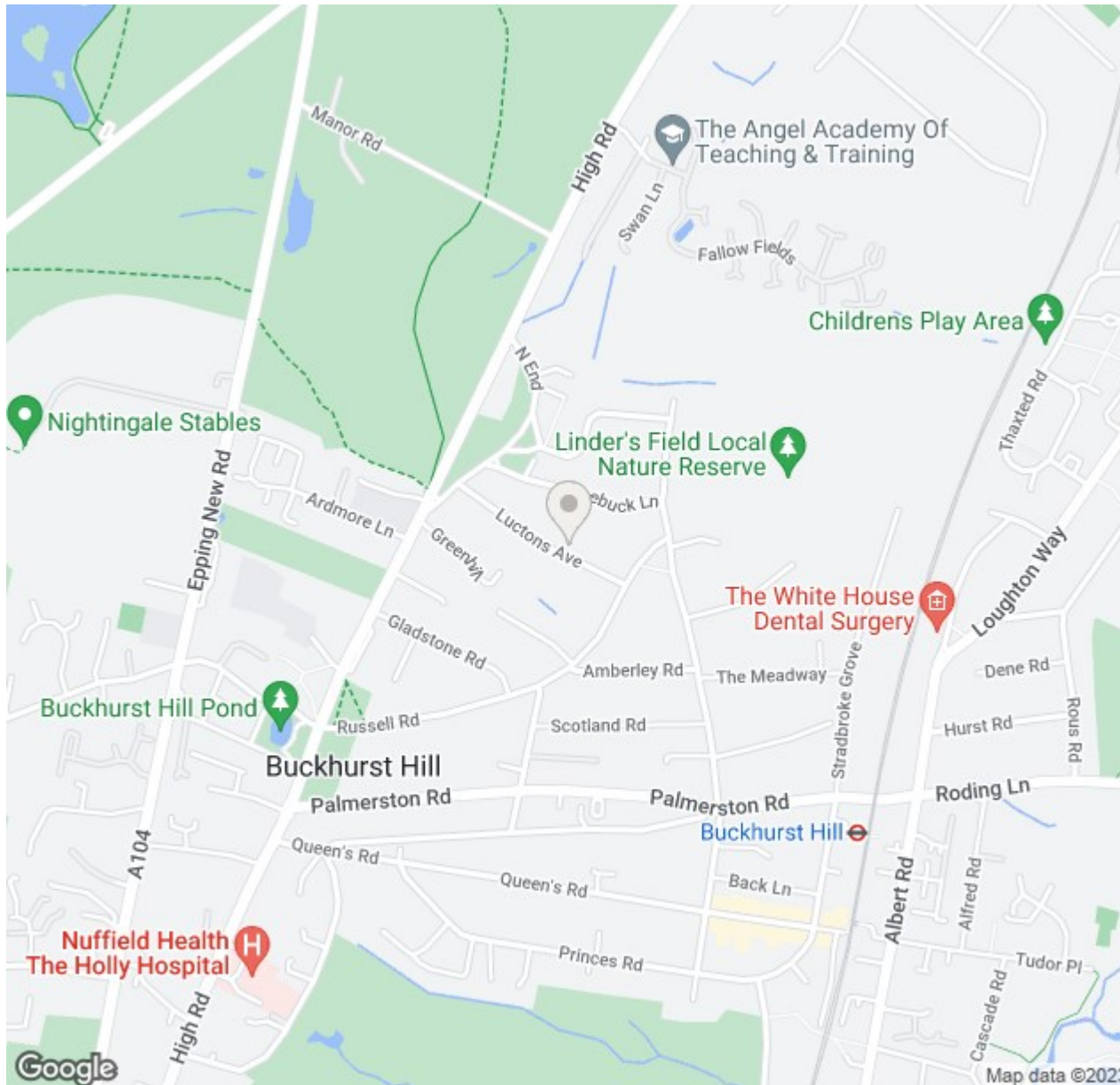
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Sqft sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band



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			
		43	71
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	

PLANS

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165 | High Road | Loughton | IG10 4LF

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

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