



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

P R E S E N T S

Loughton Lane, Theydon Bois



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Loughton Lane, Theydon Bois



Elliott James is proud to present this gated contemporary and modern four-bedroom detached family home. The property offers a great balance of social and living space, perfect for any modern family. In addition, this stylish home is situated moments away from Theydon Bois Central Line station providing a short commute into London, Theydon Bois Green and several boutique bars and restaurants.

The accommodation is arranged over two floors with the ground floor comprising of a light and airy entrance hall, convenient cloakroom, large living room presented beautifully with electric blinds fitted on both windows and a stunning open plan kitchen diner with central island, fitted appliances and bi-folding doors leading to the private garden. Additionally, the groundfloor also benefits from a separate utility room and plenty of storage.

On the first floor, the spacious principal bedroom features an en-suite, bespoke built-in wardrobes, fitted electric blinds and a juliet balcony overlooking the private garden. The first floor also offers a further three double bedrooms one of which benefits from a modern en suite. One of these bedrooms is currently utilised as a dressing room and is equipped with bespoke display cabinets featuring LED backlighting. Lastly, this floor features a spacious family bathroom with separate bath and shower. It is important to note that all bedrooms are equipped with fitted electric blinds and have a modern and slick finish throughout.

Externally, the drive offers ample off-street parking for up to 5 cars and is beautifully presented with modern paving and a planted border. To the rear, the garden space offers a perfect balance of patio, laid to lawn and a variety of trees and shrubberies.

Viewing is strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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

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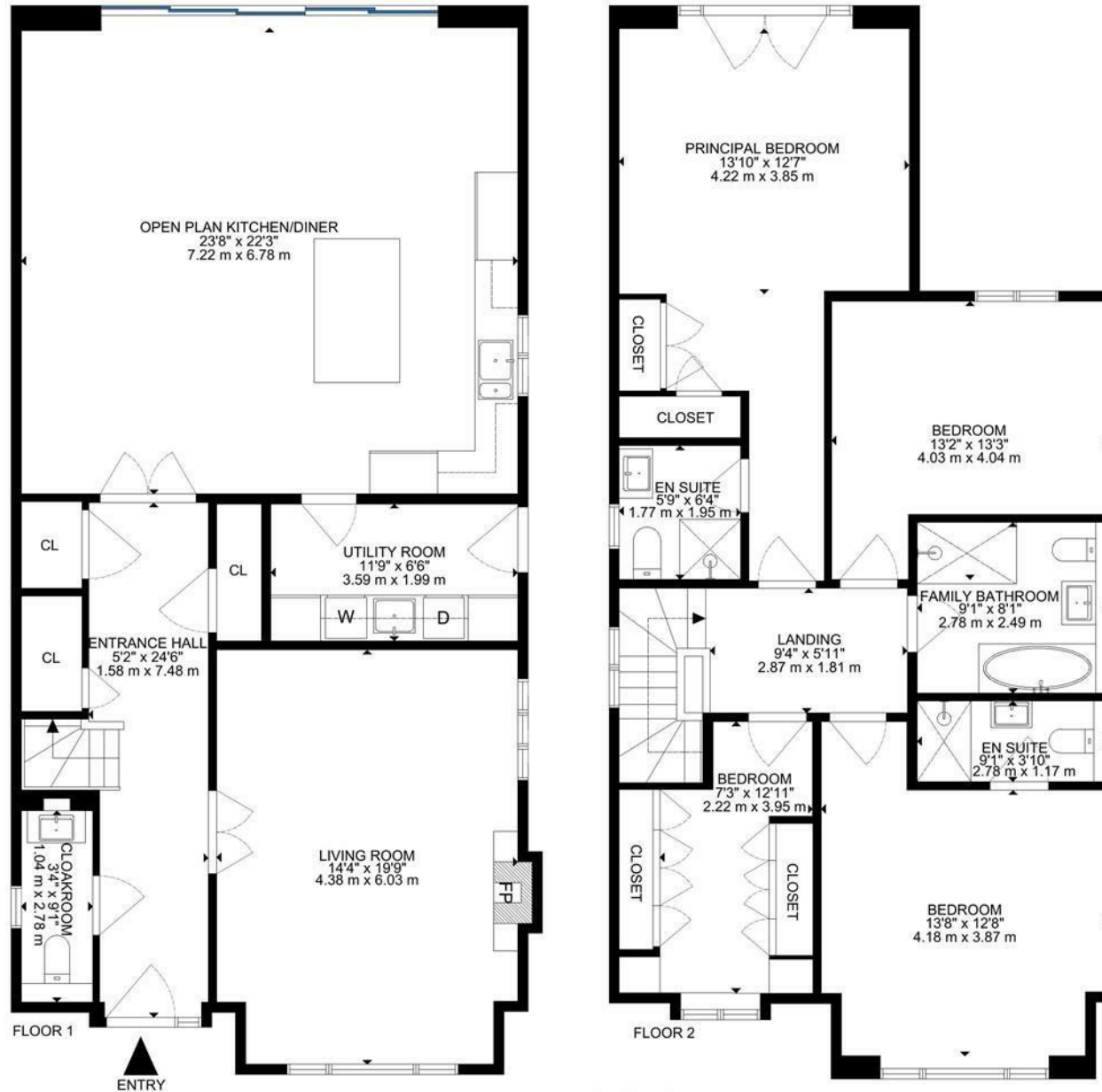
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Sqft 2303.00 sq ft	Type House - Detached	Style Contemporary
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS

Aspen House



GROSS INTERNAL AREA
FLOOR 1 : 114 m², 1227 SQ FT, FLOOR 2 : 100 m², 1076 SQ FT
TOTAL : 214 m², 2303 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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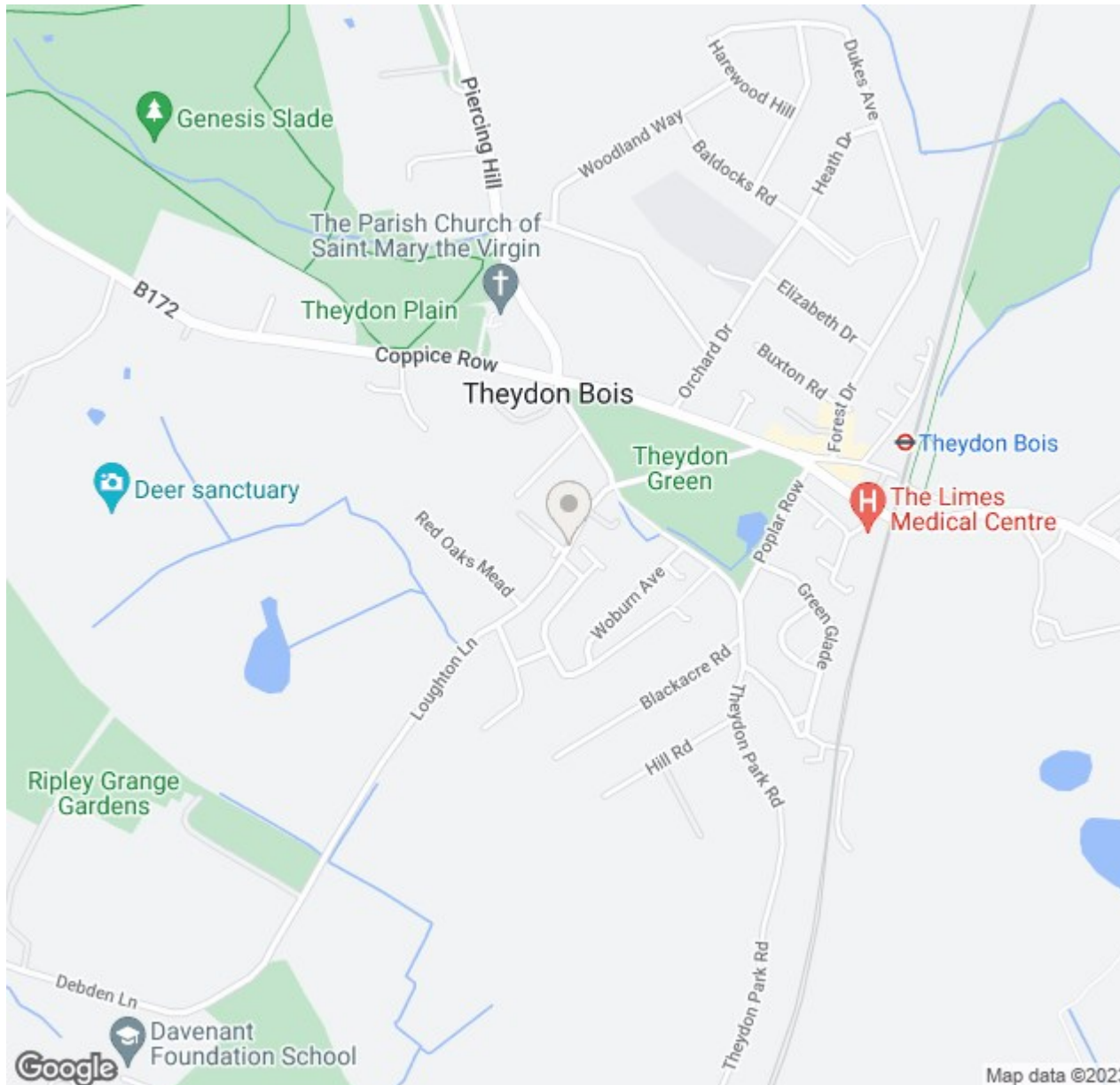


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MAP & EPC



Map data ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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