



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

P R E S E N T S

Broadstrood, Loughton



E | J

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The Elliott James Team are delighted to offer this beautifully traditional detached family home nestled in the sought-after Goldings Manor Estate, close to local amenities, Epping Forest and Loughton Central Line Station. This property provides the perfect opportunity for any family looking for their next project. It has huge development potential and could be extended to the rear and into the loft subject to obtaining the required planning permission.

The ground floor accommodation comprises of spacious entrance hall, large living room with dual aspect windows leading through into the dining room and separate kitchen. The ground floor also benefits from a cloakroom and spacious garage. The first-floor accommodation includes a capacious principal bedroom, further two double bedrooms, family bathroom and separate toilet.

To the rear, the property benefits from a spacious patio and a 90-foot private garden with direct access into Epping Forest. The garden is made up of a delicate balance of laid to lawn, planted borders and a variety of shrubberies and trees. The front of the property benefits from a spacious driveway, garage and large front garden with a variety of trees, shrubberies and laid to lawn.

Early viewings are recommended and 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 E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

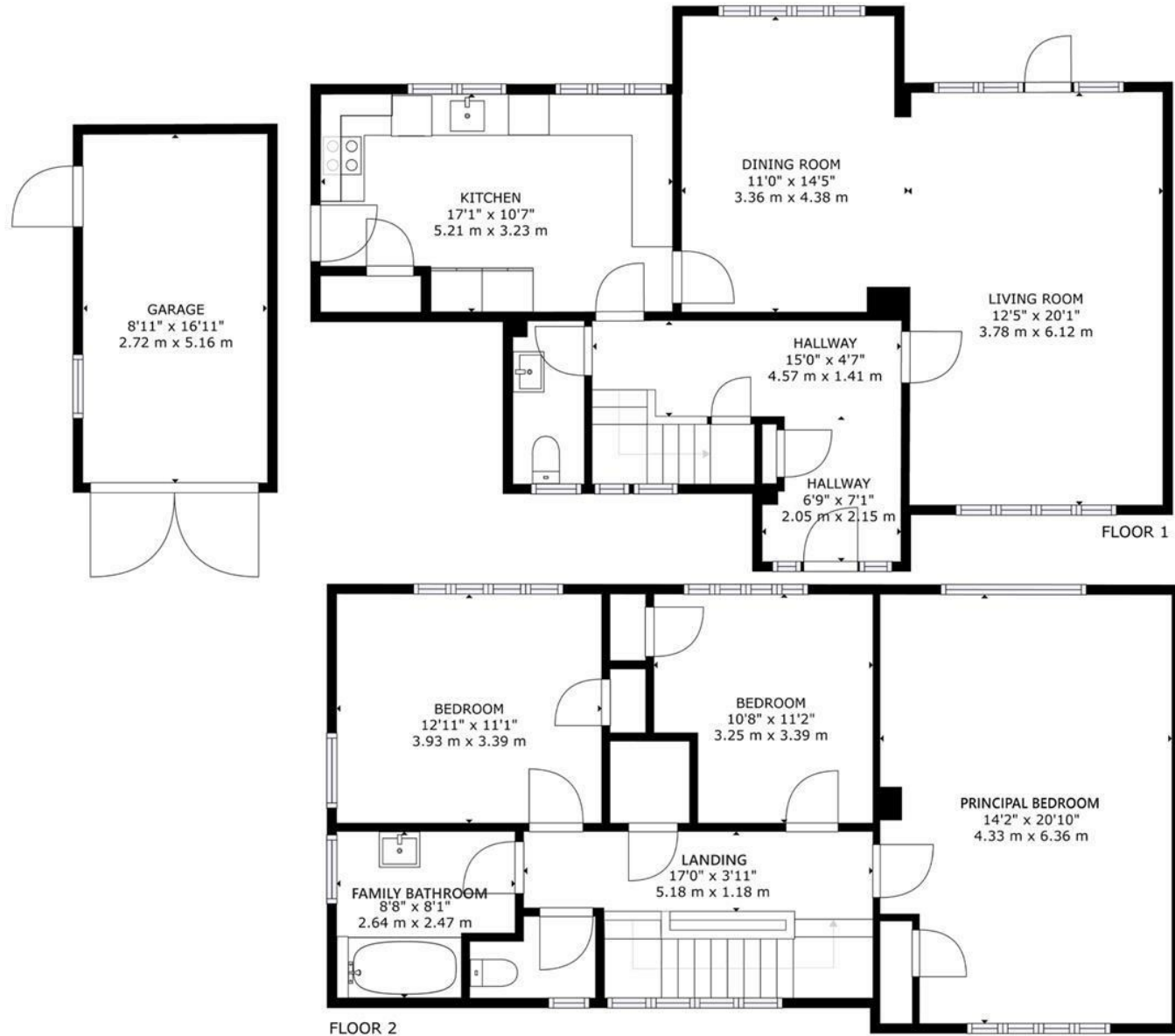
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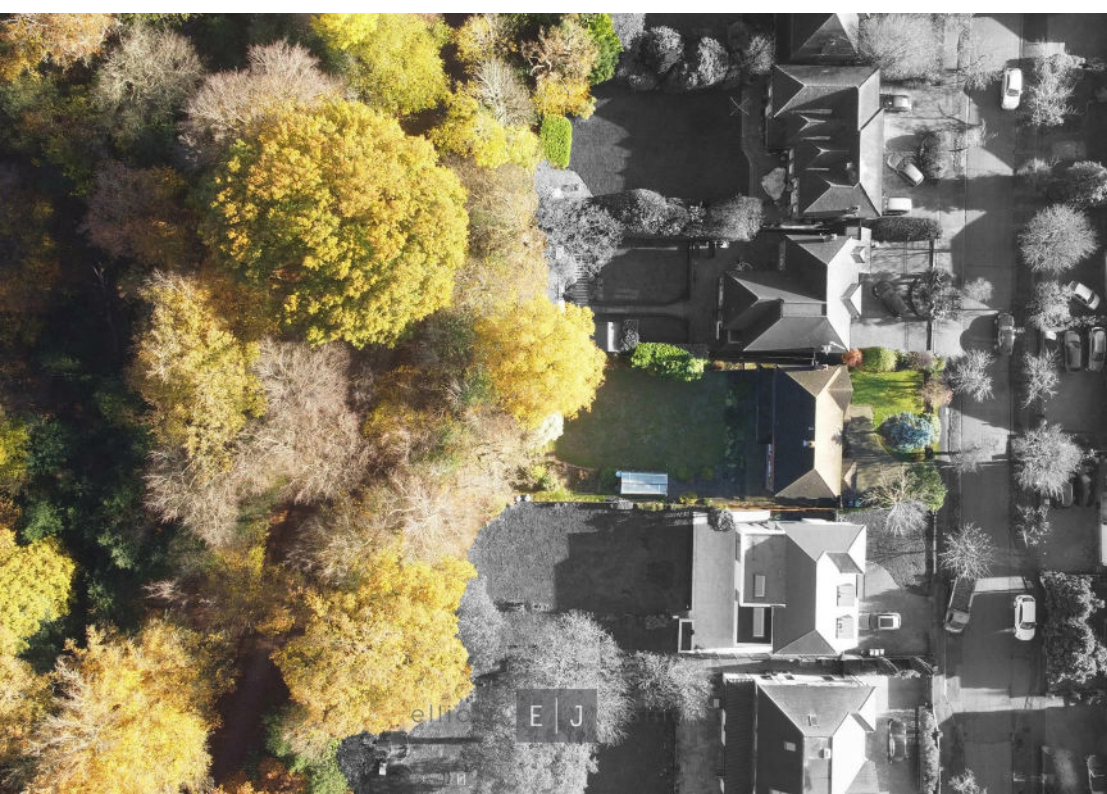
Sqft 1758.00 sq ft	Type House - Detached	Style Traditional
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS

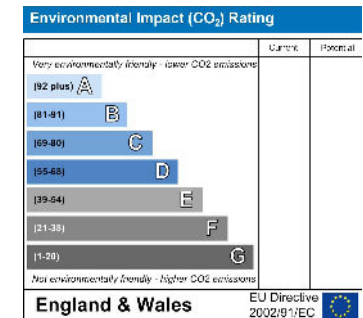
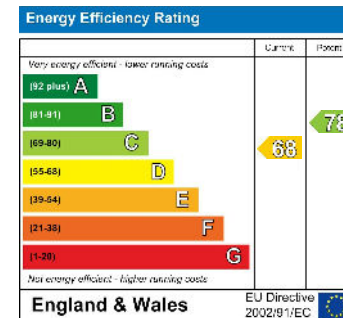
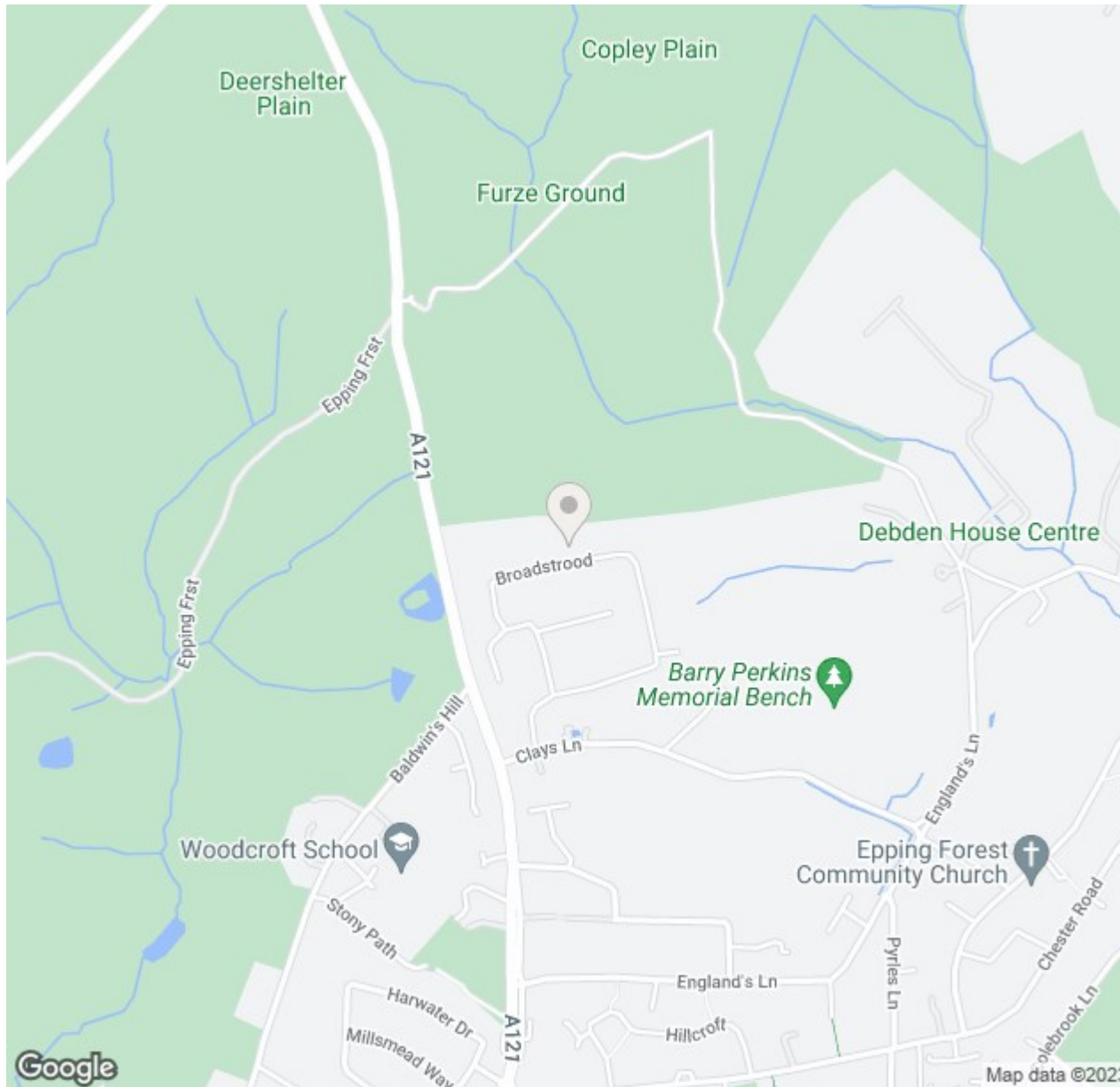


GROSS INTERNAL AREA
FLOOR 1: 771 sq. ft, 72 m², FLOOR 2: 816 sq. ft, 76 m²
GARAGE: 151 sq. ft, 14 m²
TOTAL: 1758 sq. ft, 161 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott  james

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