



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

P R E S E N T S

Sedley Rise, Loughton



Not E | J James

Sedley Rise, Loughton



Elliott James welcomes to the market this lovely two bedroom first floor maisonette located on a beautiful tree lined residential turning moments away from Epping forest. This property offers a generous amount of space accumulating to over 750 square feet and is complimented with its own private garden to the rear.

As you enter the apartment you are greeted with your own doorway and private staircase. The spacious landing provides access into several rooms starting with the large and airy living room which is fitted with a feature piece fireplace and multiple windows. This room also benefits from a spacious dining area. The apartment also features a modern family bathroom, two well proportioned double bedrooms and a tidy kitchen space. The door at the end of the kitchen offers direct access into the garden creating easy access for outdoor entertaining.

Overall, this property is perfect for anyone looking for a well sized residential home and also those looking for potential rental opportunities. Viewings are highly recommended and 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 EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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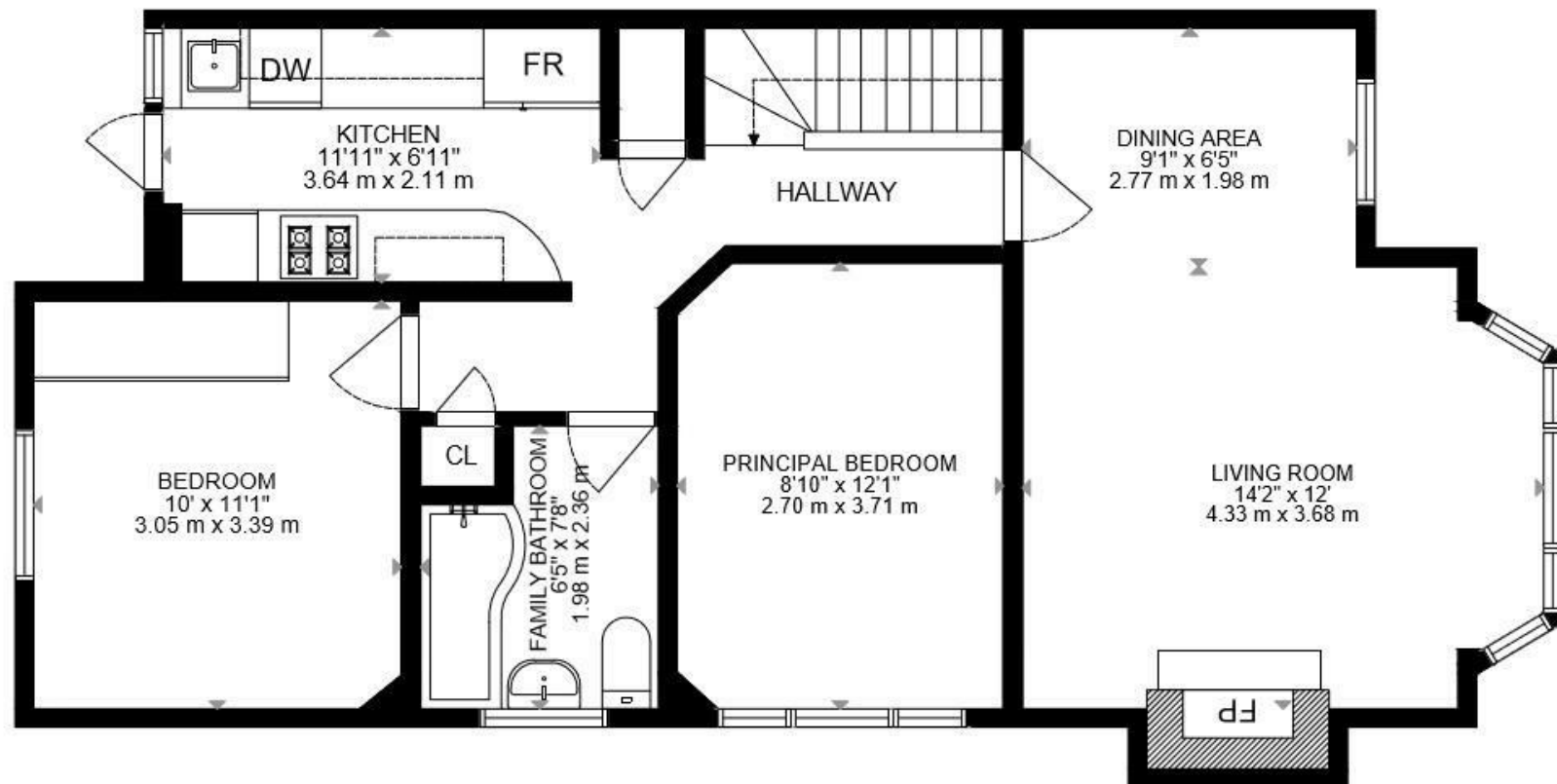
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Sqft 753.00 sq ft	Type Maisonette	Style 1930's
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band C

PLANS

Sedley Court

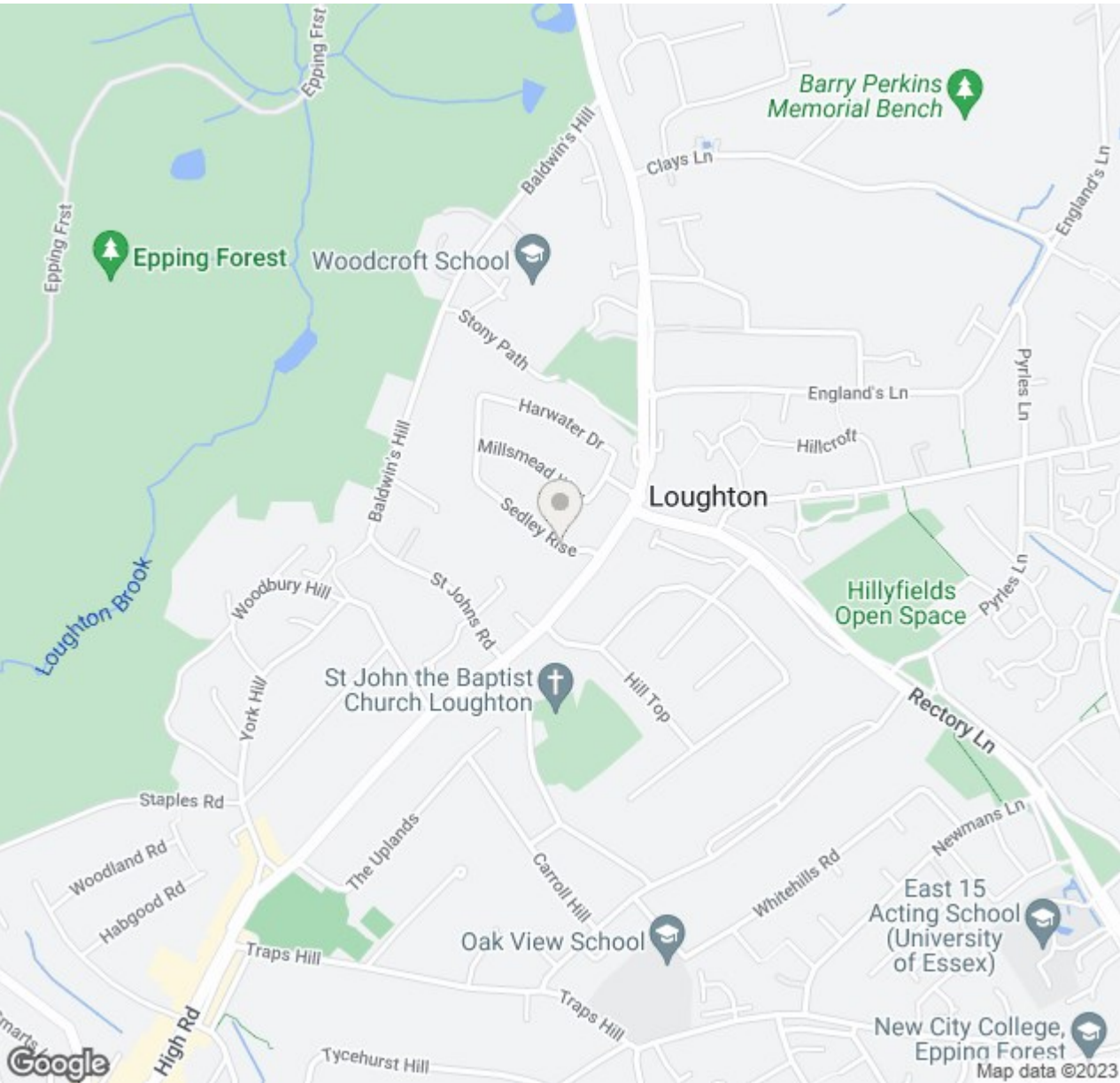


GROSS INTERNAL AREA
FLOOR 1: 70 M2, 753 SQ FT
TOTAL: 70 M2, 753 SQ FT

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
England & Wales	70	77
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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