



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

P R E S E N T S

Kings Green, Loughton



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Clare

elliott
E | J
james
RESIDENTIAL
FOR SALE
0203 888 888 @ www.ellipt.co.uk

E | J

Kings Green, Loughton

“ Elliott James welcomes to the market this fantastic two-bedroom end of terrace home moments away from Loughton High Road, in the area there is a multitude of bespoke restaurants, outstanding schools and a newly renovated gymnasium. This property offers generous space with amazing potential to extend and mold into a remarkable family home.

The Ground floor comprises of an entrance porch, two large open living spaces and a kitchen that leads into the garden space. The first floor comprises of the large principal bedroom, an additional double bedroom and the family bathroom.

The garden is private and tranquil, offering suitable space to extend on the side and outwards subject to the usual planning consents. There is an additional room on the side of the property accessible from the garden which is used for storage. Viewings are highly recommended and strictly by appointment only. ”

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

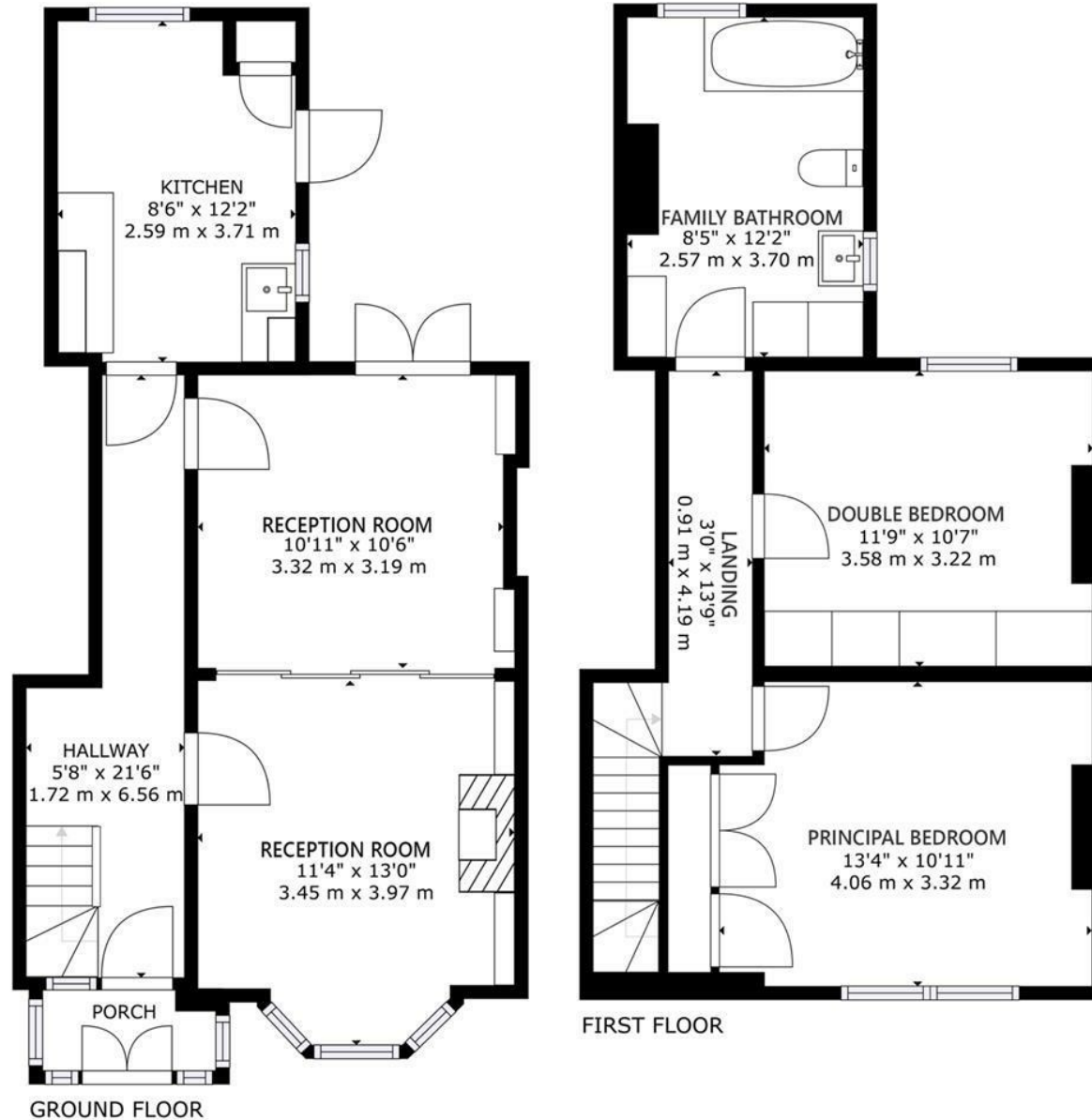
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Sqft 944.00 sq ft	Type Cottage End- Terraced	Style Modern
Bedrooms 2	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band D

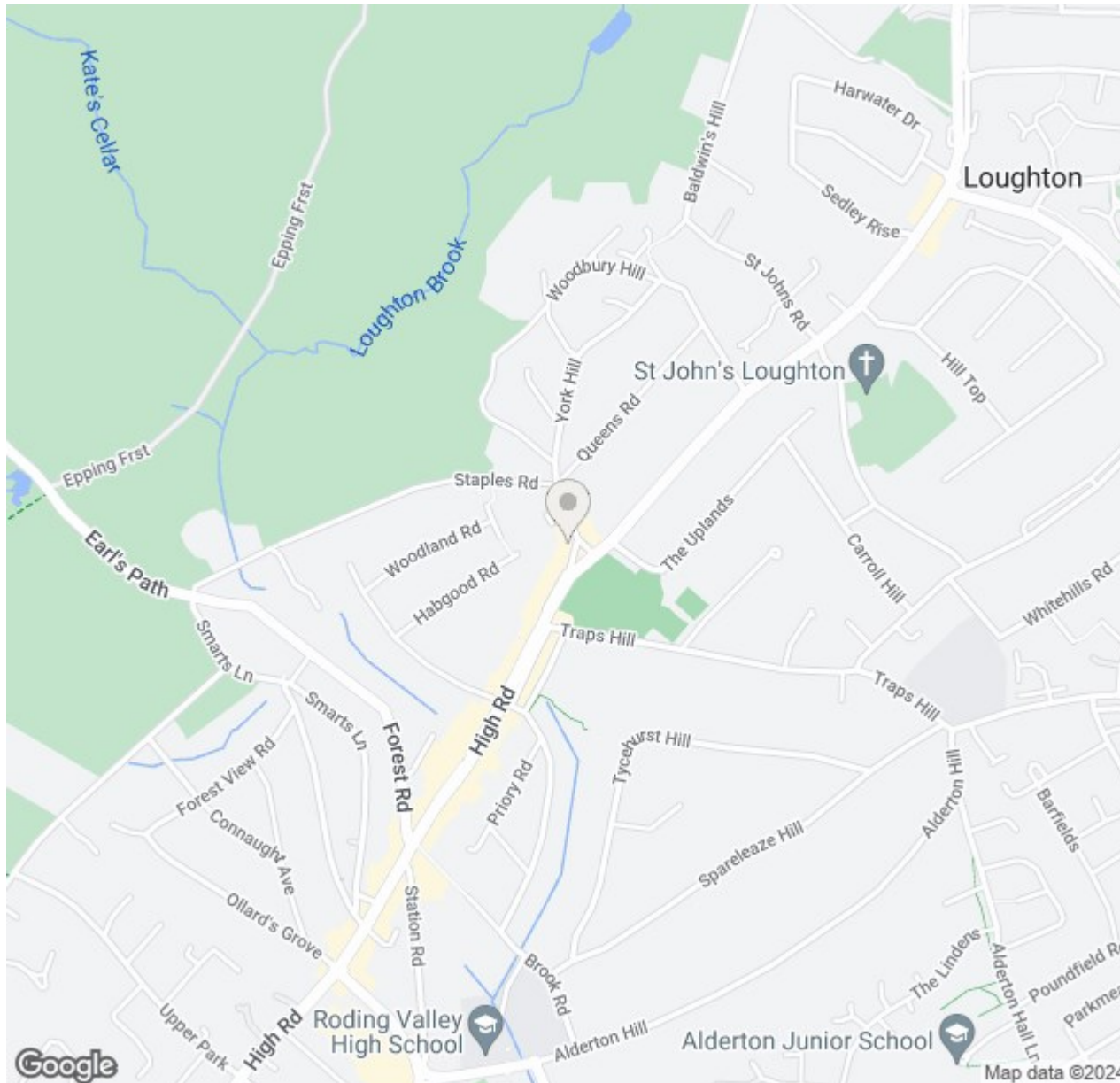
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 473 sq. ft, 44 m², FIRST FLOOR: 470 sq. ft, 44 m²
EXCLUDED AREAS: , PORCH: 17 sq. ft, 2 m²
TOTAL: 944 sq. ft, 88 m²
SIZES 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			
		46	85
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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