



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

P R E S E N T S

Meadowcroft Gardens, High Beech, Loughton



elliott E | J james

RE RESIDENTIAL

Meadowcroft Gardens, High Beech, Loughton



Elliott James Prime Residential are delighted to offer three New Build Semi - Detached luxury family residences within an exclusive gated development. Located in a stunning tranquil setting these beautifully built homes offers a semi - rural lifestyle but are within ten minutes from Loughton and the all the major transport links into Central London. Each property has underfloor heating through out, air conditioning, high performance acoustic glazing, energy efficient air source heat pump, super fast broadband and offers 1,654sq ft of internal accommodation comprising of entrance hallway, fitted bespoke fitted kitchen with Quartz work tops, utility room, lounge, study and cloakroom. The first floor landing allows access to the principle bedroom with en suite, two further double bedrooms and family bathroom. Externally, a single garage, electric vehicle charge point and front and rear garden completes the property. Early viewing is high recommended and viewings are strictly by appointment.



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

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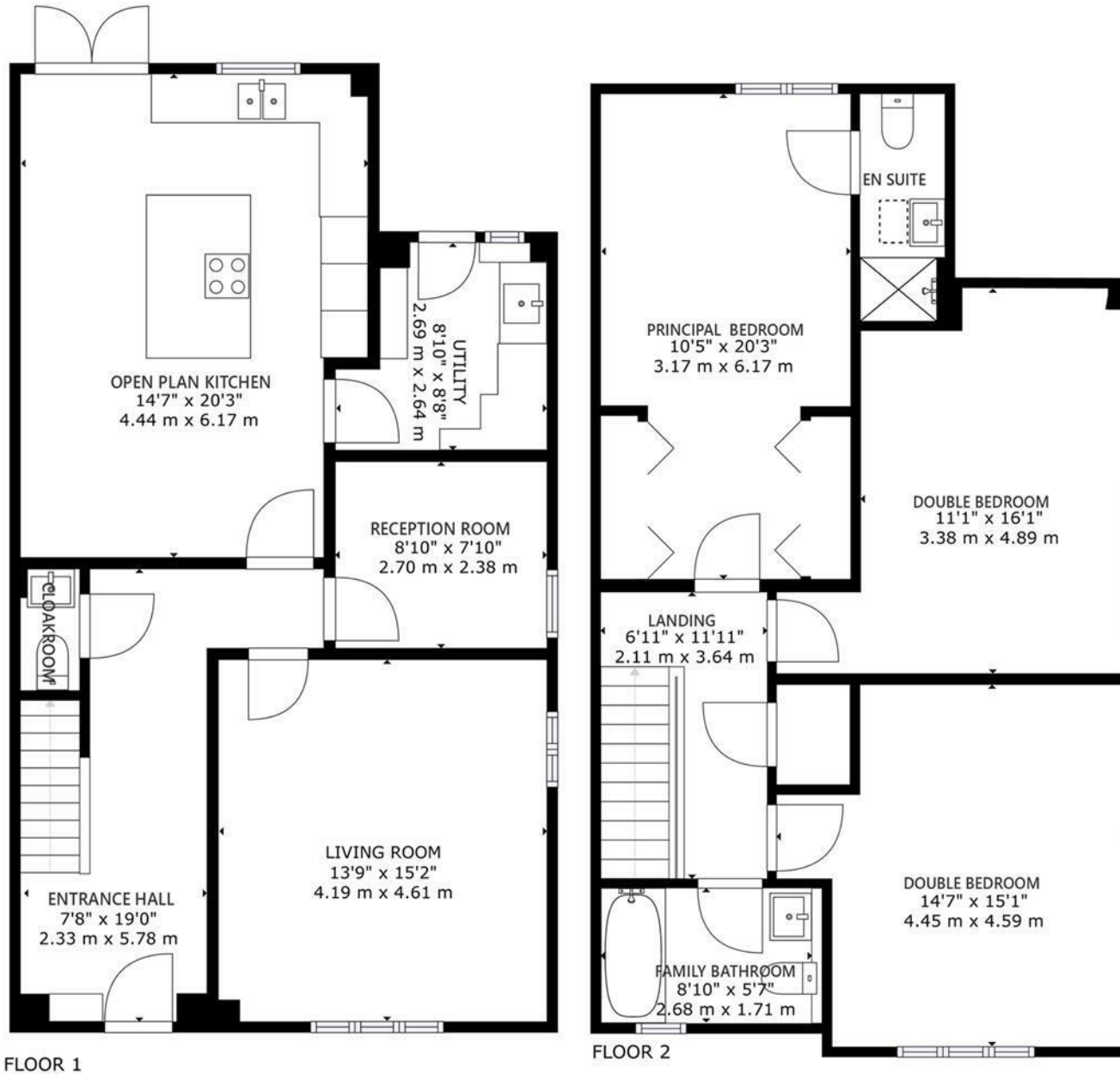
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Sqft 1737.00 sq ft	Type House - Semi-Detached	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

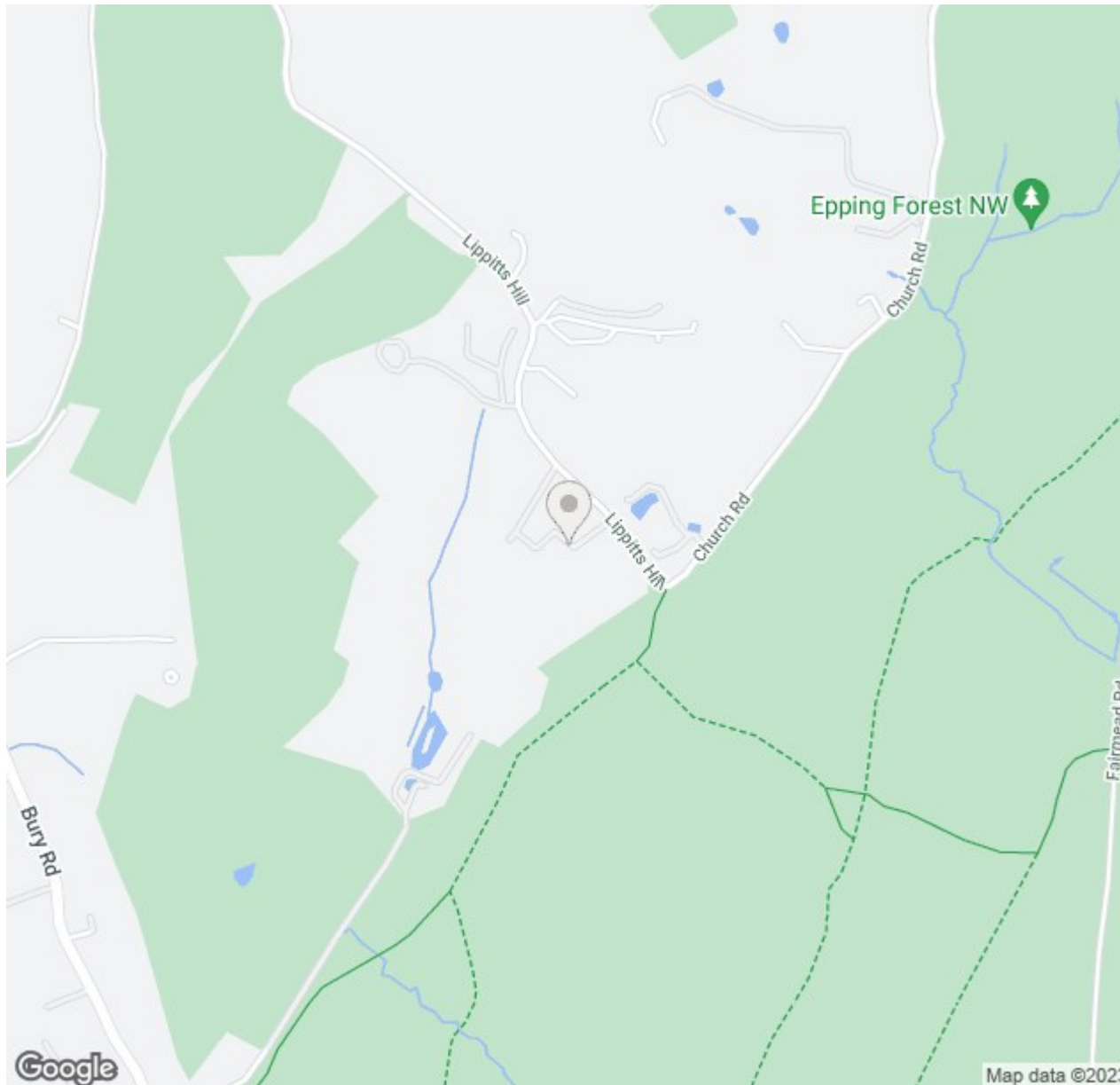
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 882 sq. ft, 82 m², FLOOR 2: 855 sq. ft, 79 m²
 TOTAL: 1737 sq. ft, 161 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		93
(81-91) B	84	
(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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