



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



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“ Meadowcroft Gardens is an exclusive gated development of seven luxury homes surrounded by stunning countryside yet positioned only within ten minutes from Loughton and all major transport links into Central London. Elliott James Prime Residential are delight to offer this New Build five bedroom detached executive residence which has been built to the highest of standards. The spacious accommodation has underfloor heating throughout out and features the highest specifications, the latest appliances and beautiful finishes, all creating a supremely elegant backdrop. The ground floor offer a fitted BeBurgo kitchen with quartz work surfaces / living area overlooking gardens and views, formal living room, study, utility and cloakroom. The first floor comprises principle bedroom with en – suite, three further bedrooms and family bathroom. Bedroom five is located on the second floor and has en – suite dressing and shower room.

”

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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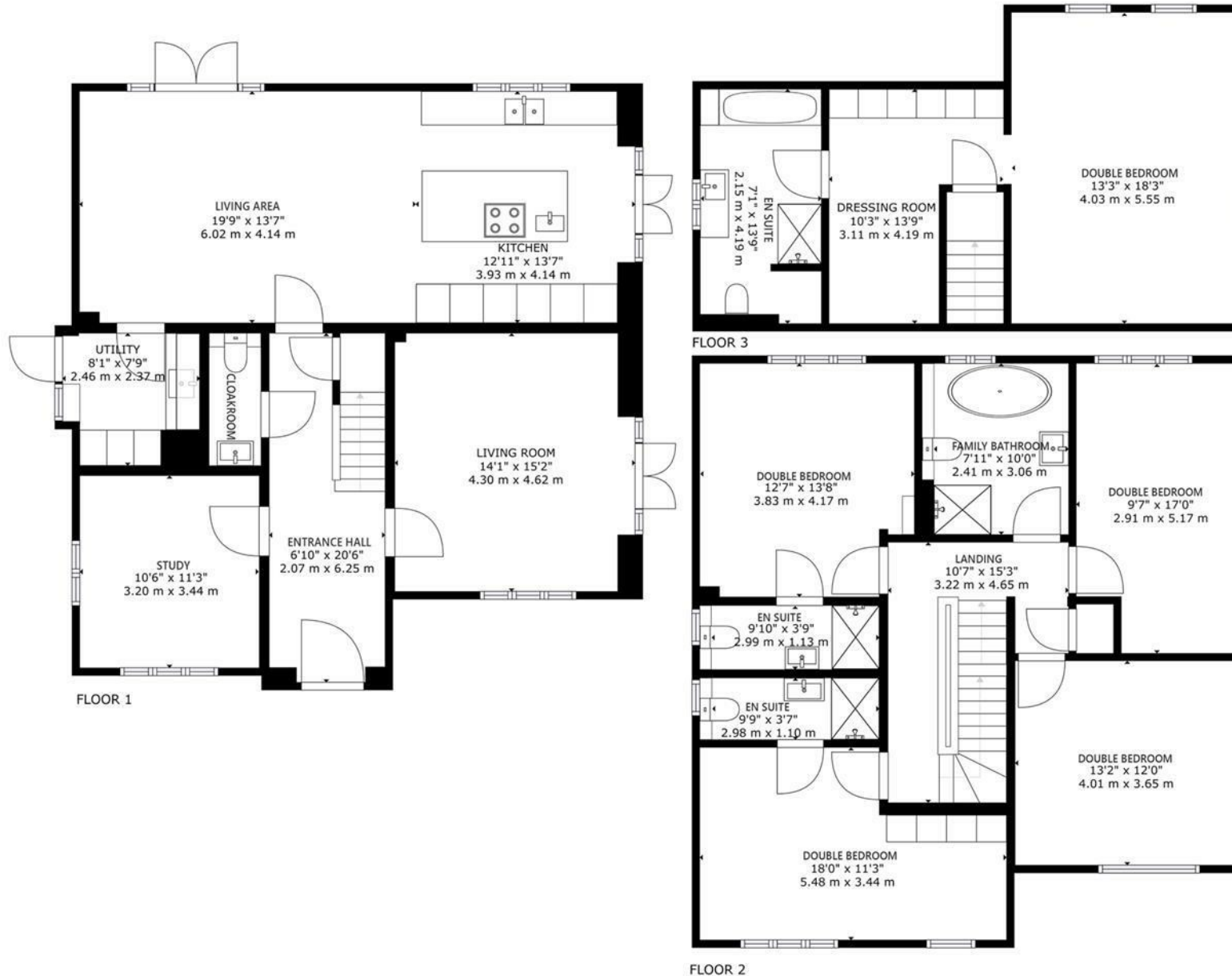
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Sqft 2725.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 2	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band H

PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1113 sq. ft, 103 m², FLOOR 2: 1072 sq. ft, 100 m²
 FLOOR 3: 540 sq. ft, 50 m²
 TOTAL: 2725 sq. ft, 253 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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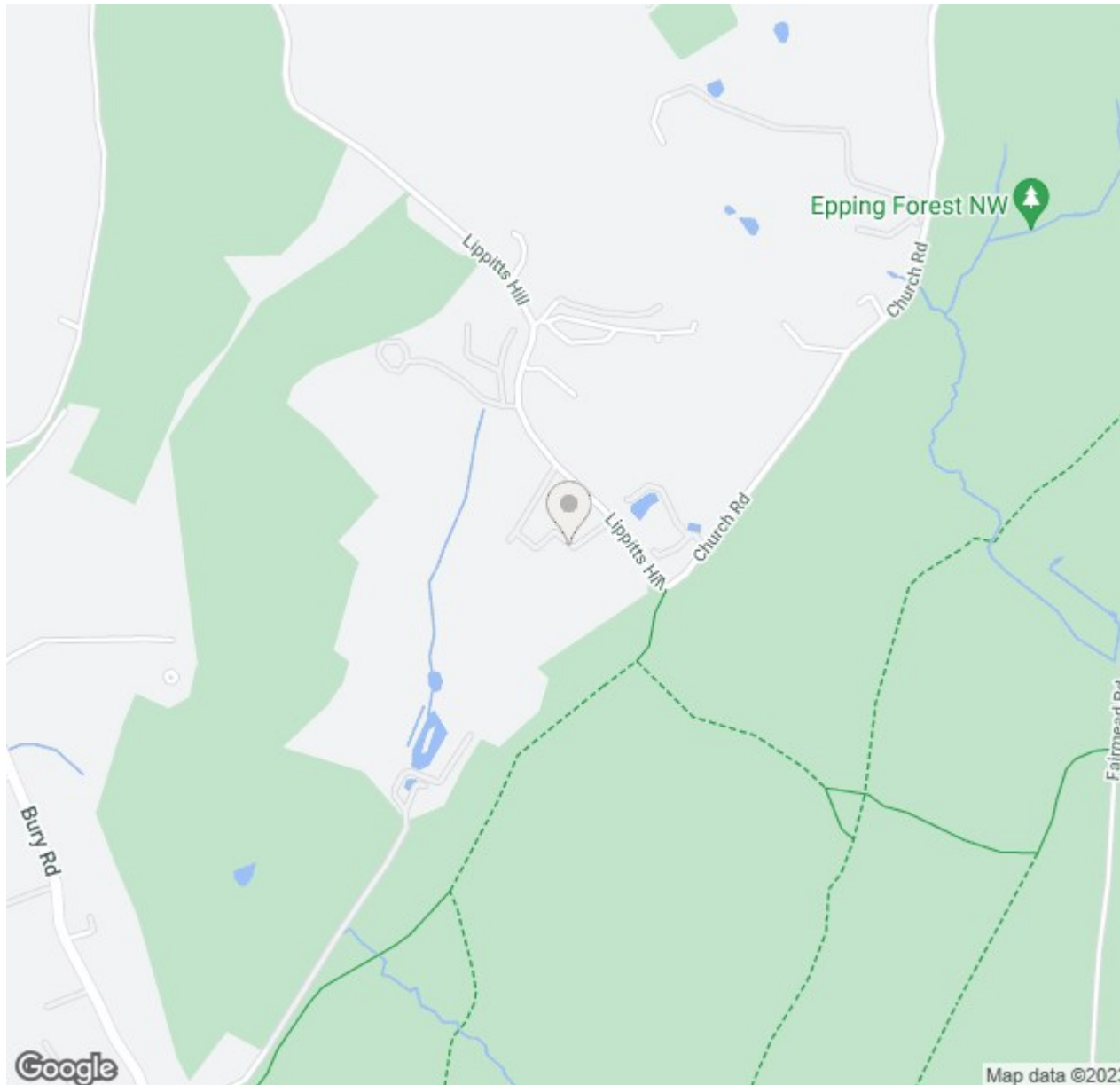
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MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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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