



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

P R E S E N T S

Spring Grove, Loughton



E | J

Spring Grove, Loughton



Elliott James welcomes to the market this exquisite four-bedroom semi-detached family home situated in a highly sought-after road moments away from Loughton High Road with its newly renovated leisure centre, Loughton Central Line Station providing quick access into central London and Epping Forest.

The ground floor comprises of a bright and open entrance hall leading into a cosy and bright family TV room. The downstairs cloakroom is situated in the hallway which splits off to both the right and left hand side of the property. The right-hand side leads into the kitchen and the left-hand side leads into the formal reception room, both of which have benefited from the extension and offer large living accommodation. To the rear of the kitchen, the ground floor also benefits from an interconnected dining room with double doors leading into the large private garden.

The first floor offers three double bedrooms, shower room, family bathroom and additional study/bedroom. Similar to the ground floor, a generous amount of space is offered with both sides of the landing bringing extra potential for storage. The principal and second bedroom both have built in wardrobes allowing the space to be utilized however required. The family bathroom is modern throughout.

Completing this property is both a large drive offering ample off-street parking for up to four cars and a generous south-facing garden with a large patio space perfect for alfresco dining. There is also additional storage space on the front of the property where the garage would have previously been. Viewings are 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 E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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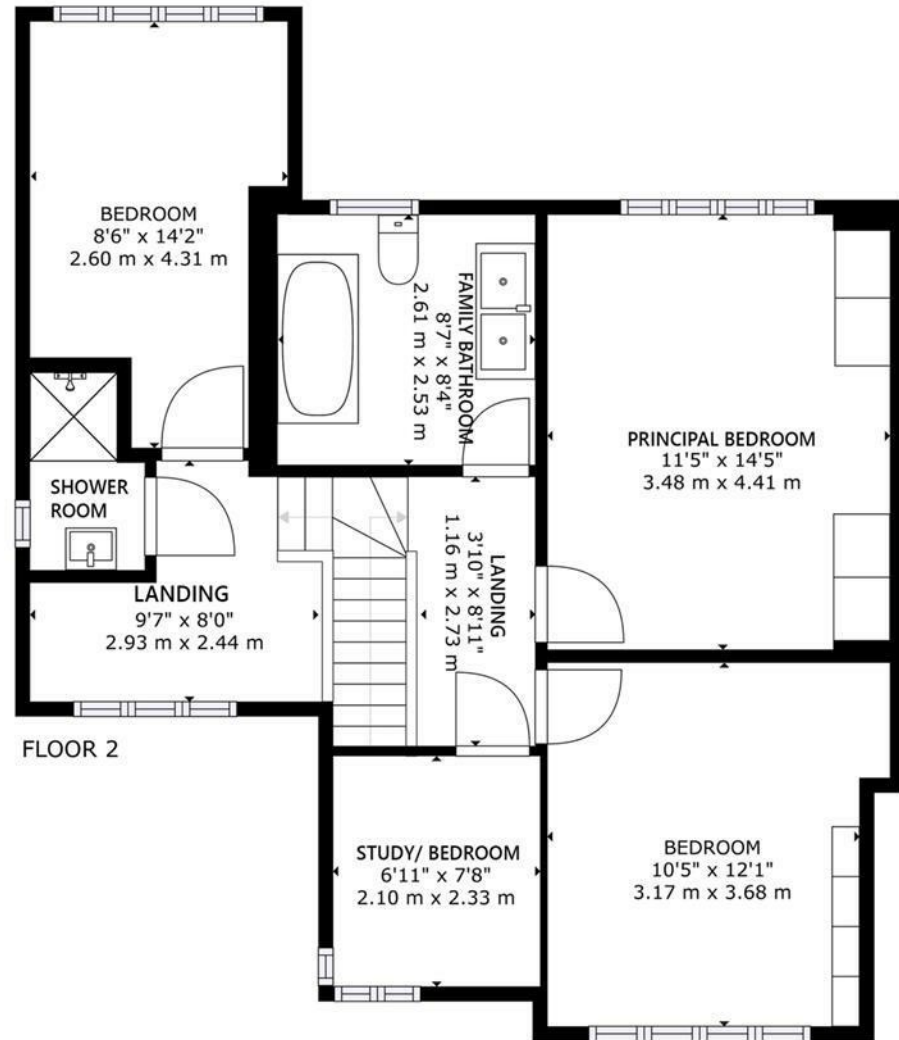
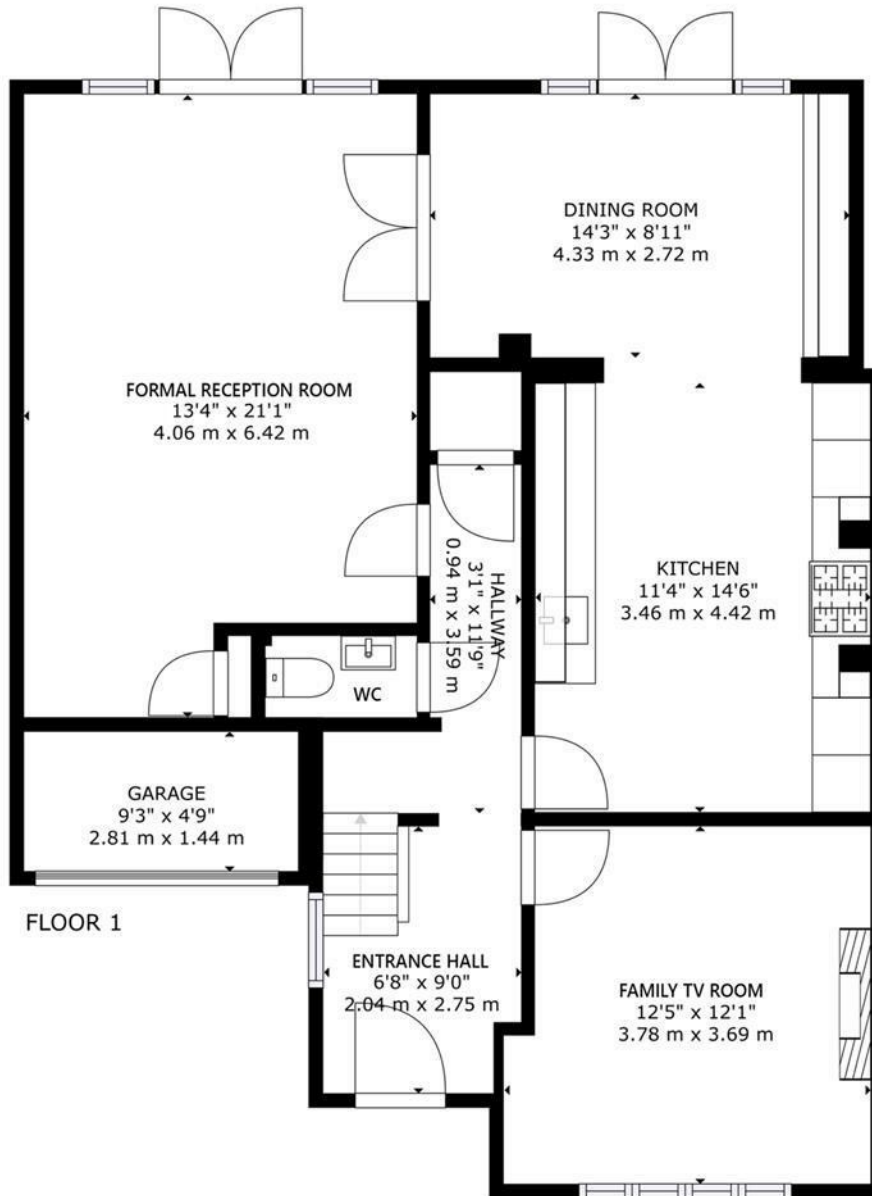
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Sqft 1704.00 sq ft	Type House - Semi- Detached	Style 1950's
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band E

PLANS



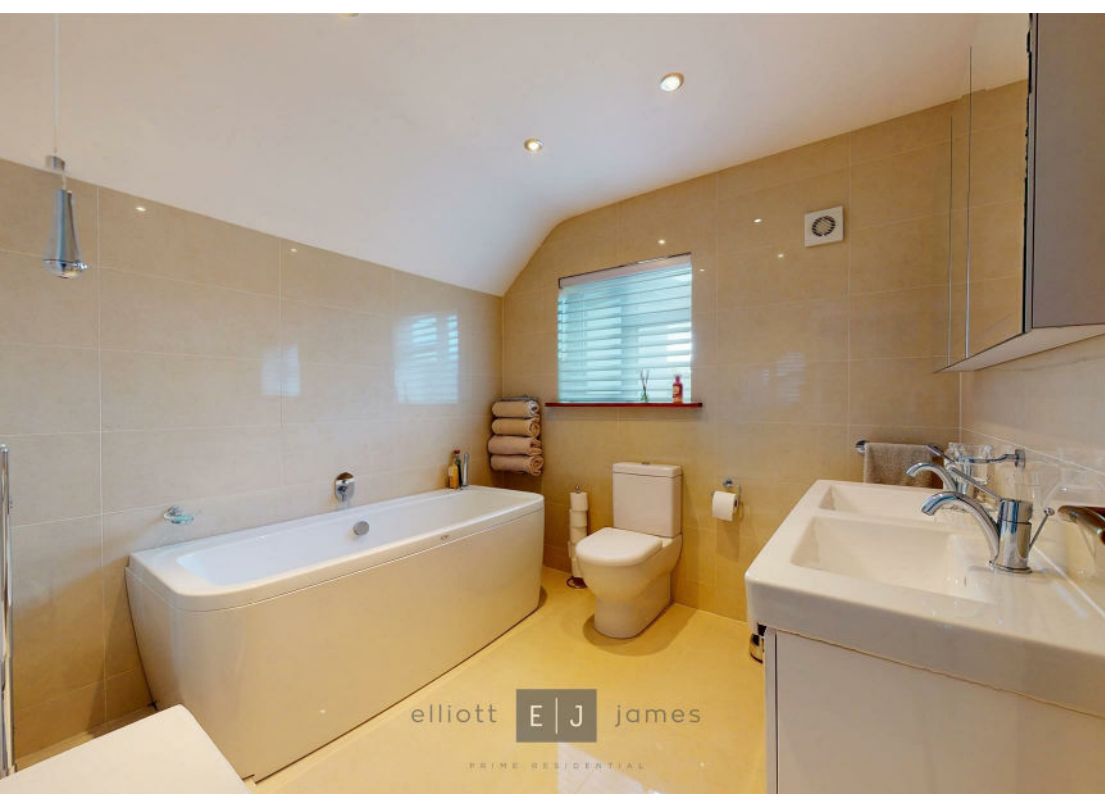
GROSS INTERNAL AREA
 FLOOR 1: 941 sq. ft, 87 m², FLOOR 2: 763 sq. ft, 71 m²
 TOTAL: 1704 sq. ft, 158 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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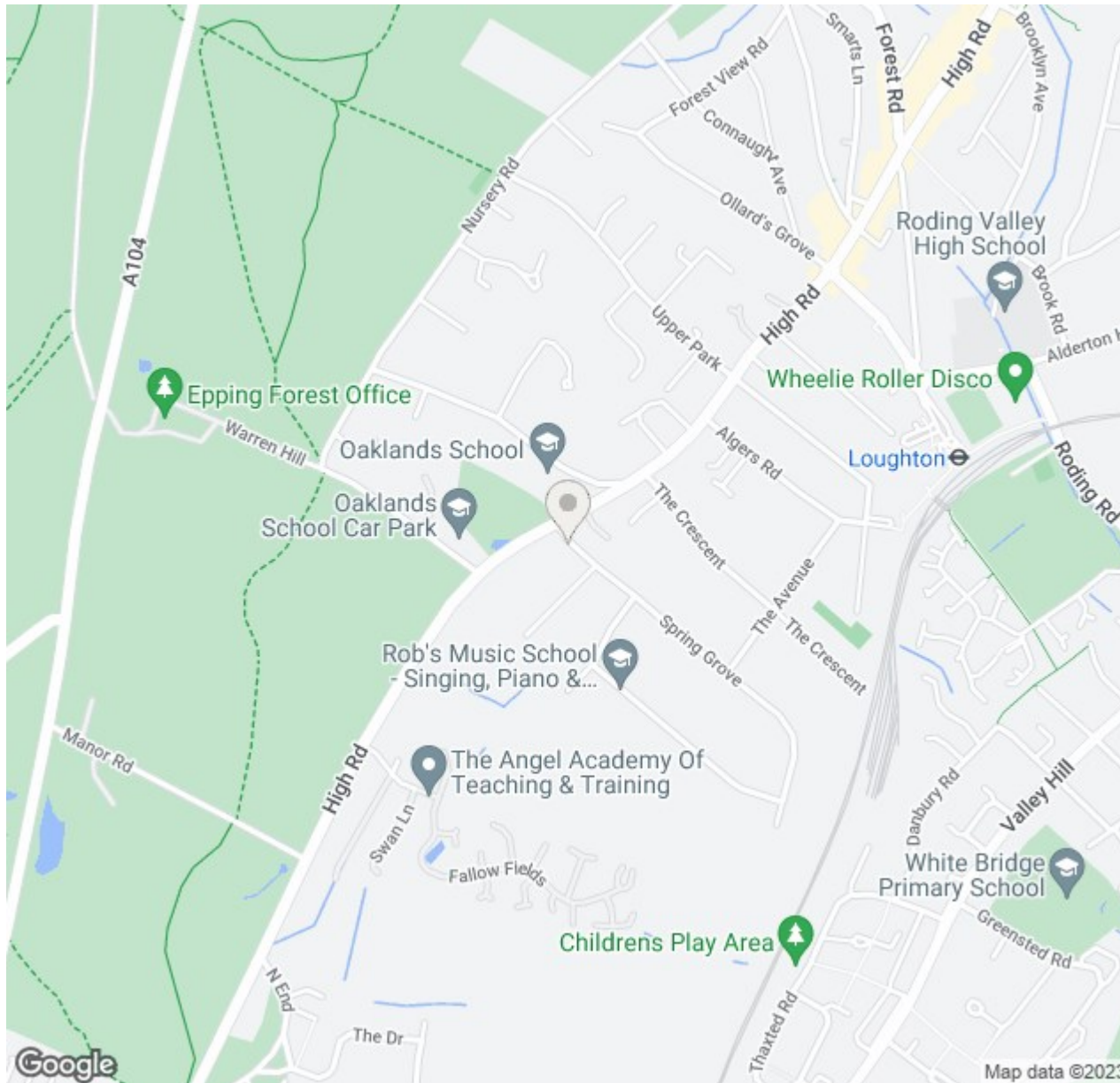
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PRIME RESIDENTIAL



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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			
		73	84
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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