



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

P R E S E N T S

Rectory Lane, Loughton



E | J

Rectory Lane, Loughton

“ Elliott James are delighted to announce the sale of this fabulous two/three-bedroom semi-detached bungalow located in the heart of Loughton close to Central Line Stations, local amenities including a brand new supermarket and Epping Forest. The property has been recently renovated by the current owners and includes a modernised kitchen, new flooring throughout and general home improvements.

The property boasts close to 800 square feet of internal accommodation and is accessed through a central hallway. The first room accessed from the hallway is the spacious living room which benefits from dual aspect windows and a newly installed electric fireplace. The property also features a galley kitchen with side access, modern family bathroom and three generously proportioned double bedrooms one of which benefits from French doors. This room could also be used as a dining room depending on your circumstances.

Externally, the property includes a large driveway and side access. To the rear, the property benefits from a large garden space around 60 foot and a large shed, perfect for garden storage. The garden is made up of mostly laid to lawn but also includes a patio and planted borders. 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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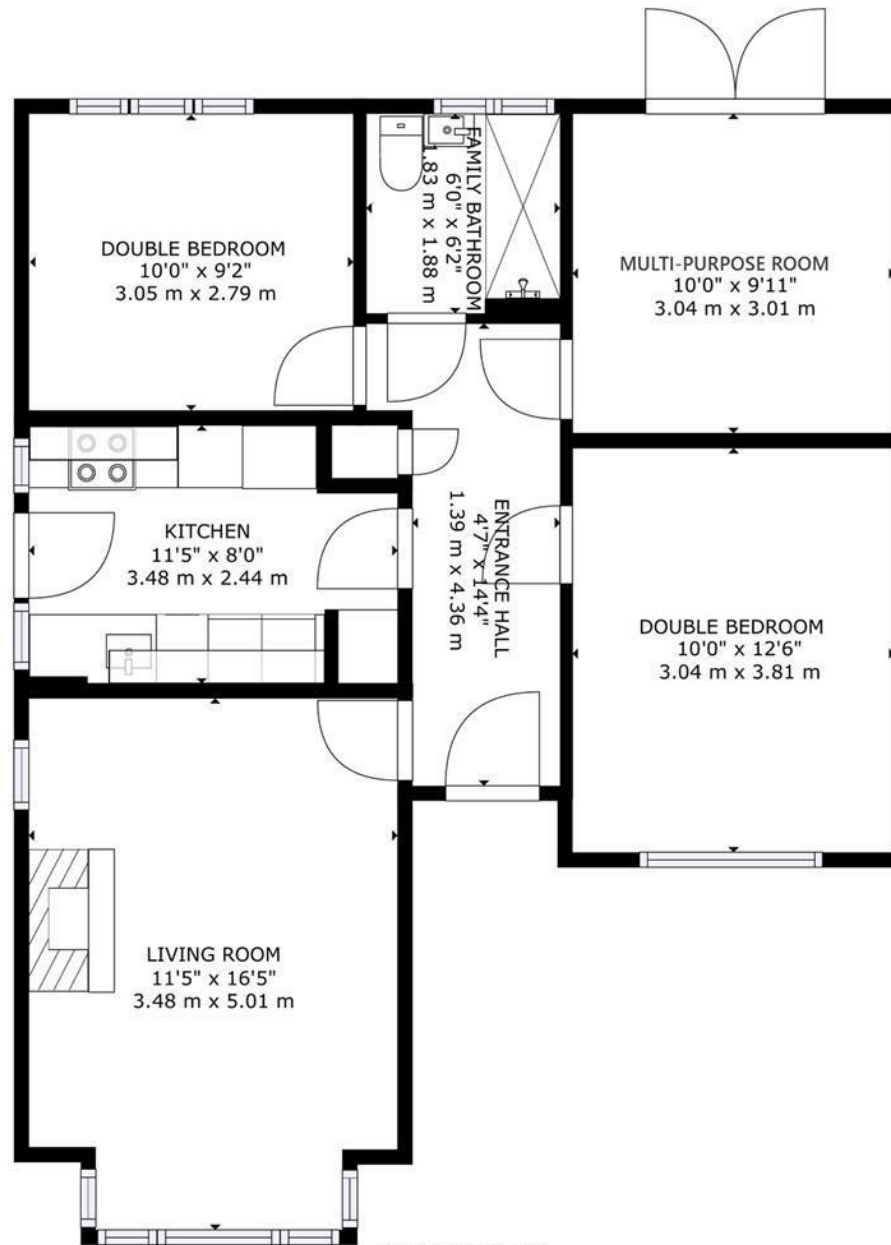
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Sqft 785.00 sq ft	Type Bungalow - Semi Detached	Style Modern
Bedrooms 2	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band C

PLANS

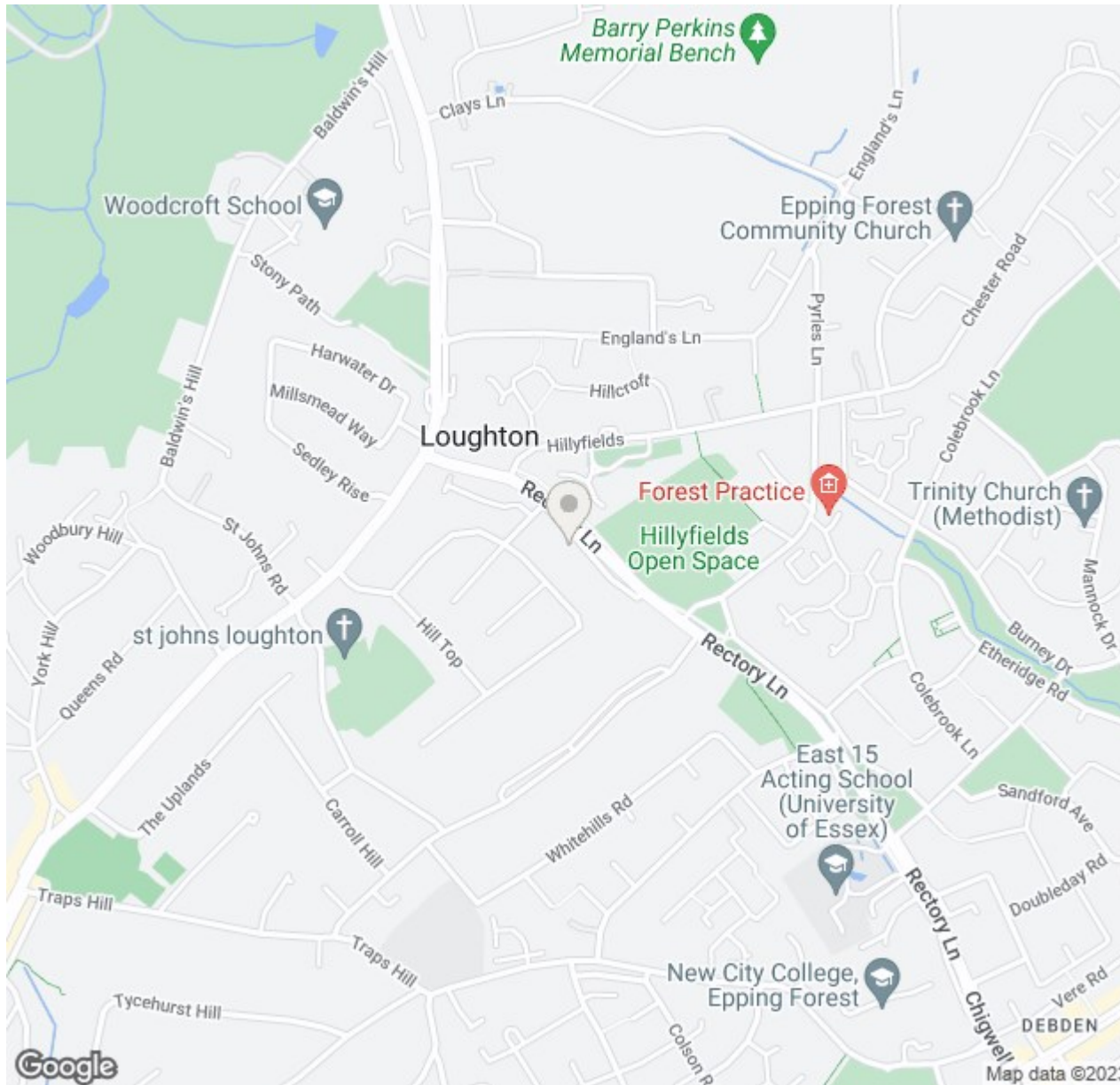


GROSS INTERNAL AREA
FLOOR 1: 785 sq. ft, 73 m²
TOTAL: 785 sq. ft, 73 m²

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		
		85
	53	
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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