



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

P R E S E N T S

Forest Road, Loughton



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E | J James

PRIME RESIDENTIAL

Forest Road, Loughton

“

Elliott James welcomes to the market this superb home in need of modernization. This property offers wonderful potential to anyone looking to make their mark. Already providing two well-proportioned double bedrooms and an additional two generous reception rooms located on the ground floor meaning the foundations are already excellently present. Located in the highly sought after Forest Road, this charming cottage offers over 55 feet to the rear and has a fantastic balance of green space, shrubberies and patio designed flawlessly for al fresco dining. This marvelous home is being sold CHAIN FREE and viewings are strictly by appointment only.

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With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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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.

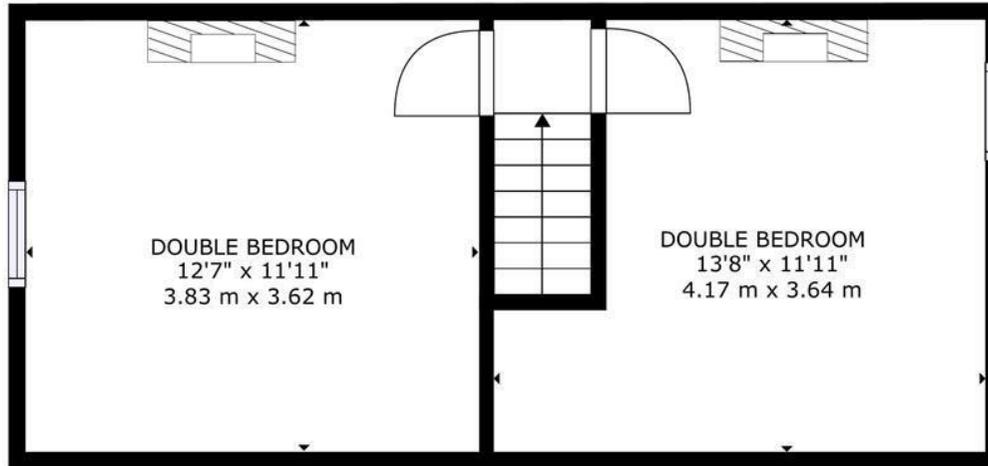
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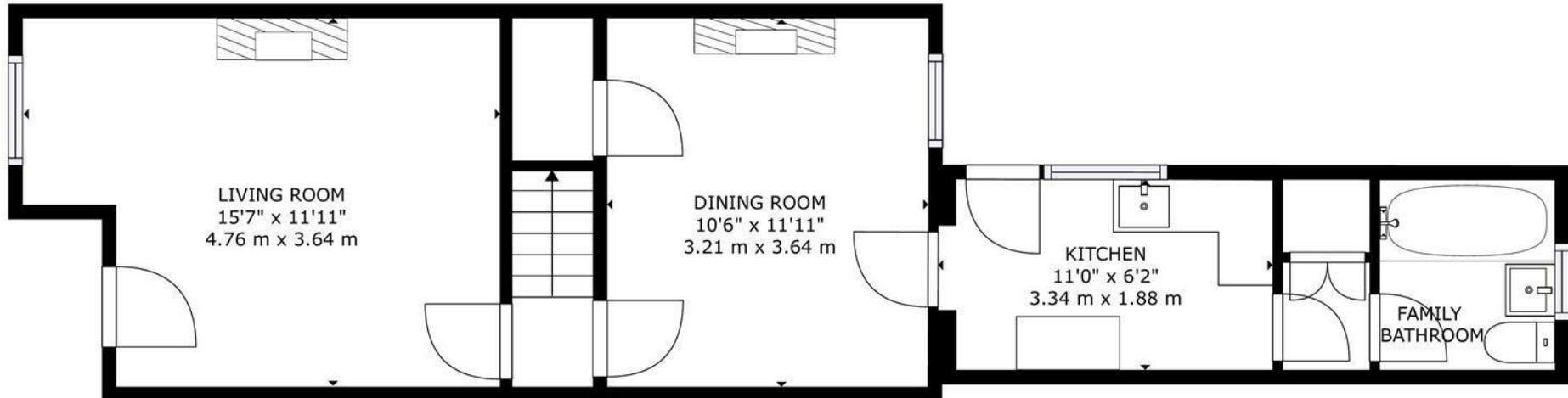
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Sqft 783.00 sq ft	Type House - Mid Terrace	Style Work required
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band D

PLANS



FLOOR 2

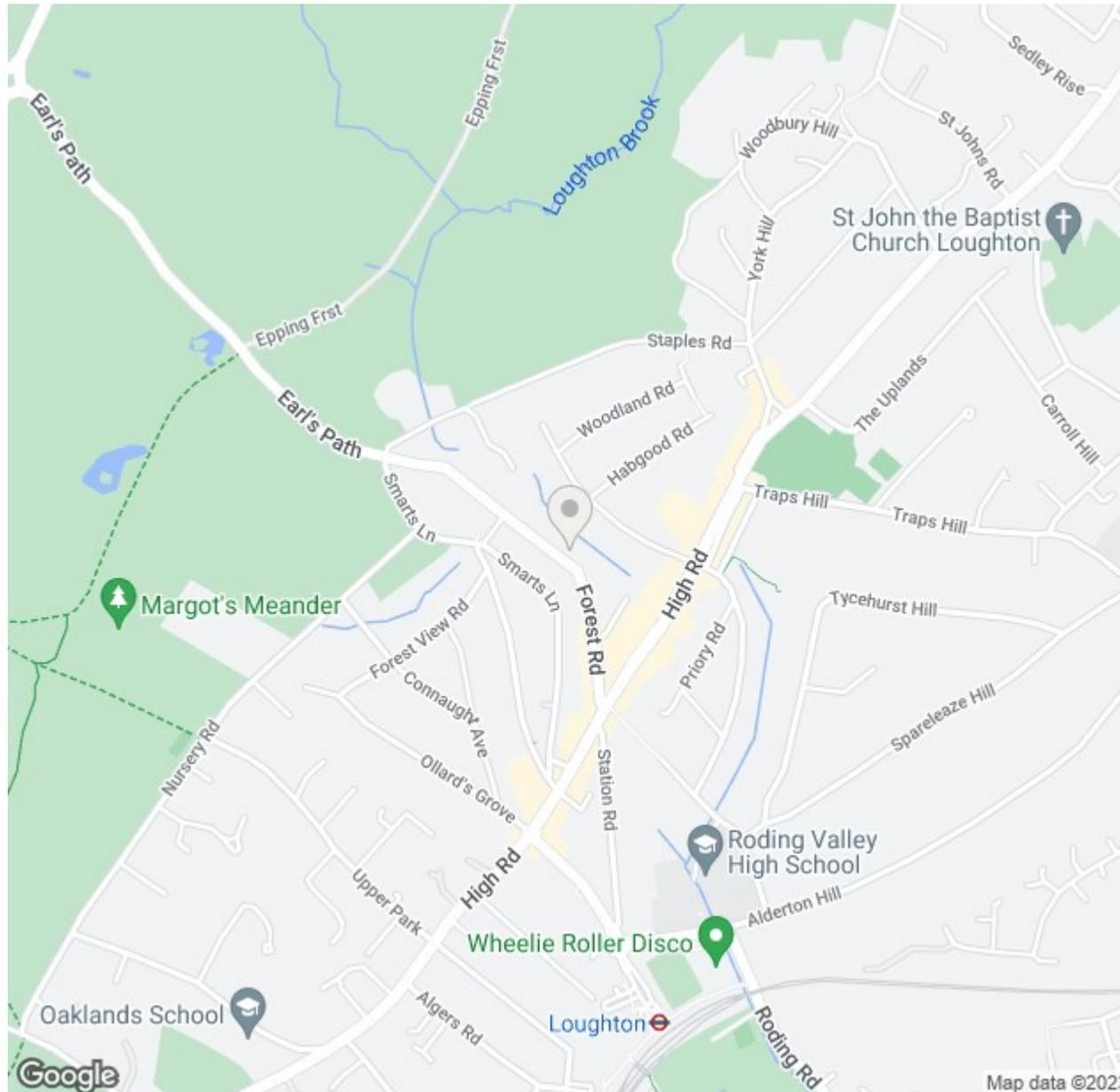


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 465 sq. ft, 43 m², FLOOR 2: 318 sq. ft, 30 m²
TOTAL: 783 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		91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	40 		
(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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