



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

P R E S E N T S

Millsmead Way, Loughton



E | J

PRIME RESIDENTIAL

Millsmead Way, Loughton



Elliott James are delighted to announce the sale of this exquisite four bedroom semi-detached family home located just moments from Epping Forest, Loughton High Road's fabulous selection of fashion and social amenities and well regarded private and public primary and secondary schools. This property has been renovated by the current owners to an incredibly high specification to include underfloor heating, bespoke floor to ceiling sliding doors, zonal LEDs, built-in Sonos system and stunning quartz worktops.

The accommodation is arranged over three floors with the ground floor comprising of entrance hall, bright living room with feature fireplace, cloakroom and a capacious open plan kitchen diner with underfloor heating and bespoke floor to ceiling sliding doors with fitted electric blinds leading onto the patio that forms an extension to the living space. This open plan area offers a wonderful balance of functional kitchen worktop and ambient social space perfect for any modern-day family who appreciate only the very best in design. The ground floor accommodation is completed with a separate utility room and integral garage currently utilised as a gym.

The first-floor landing leads to two well-proportioned double bedrooms and a single bedroom all of which benefit from customer built fitted wardrobes. This floor also features a beautiful brand new family bathroom fitted by Loughton Bathrooms which includes a free-standing bath and shower. The top floor completes this family home and benefits from a double bedroom with bespoke wardrobes, dressing room and modern en suite. Further benefits include French doors providing lots of light and wonderful views over the rear garden and beyond.

To the rear, the property features a wonderfully landscaped private garden measuring around 65 feet in length. The garden is made up of laid to lawn, mature planted borders and two large patios positioned perfectly to make the most of both the morning and evening sunshine.



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.



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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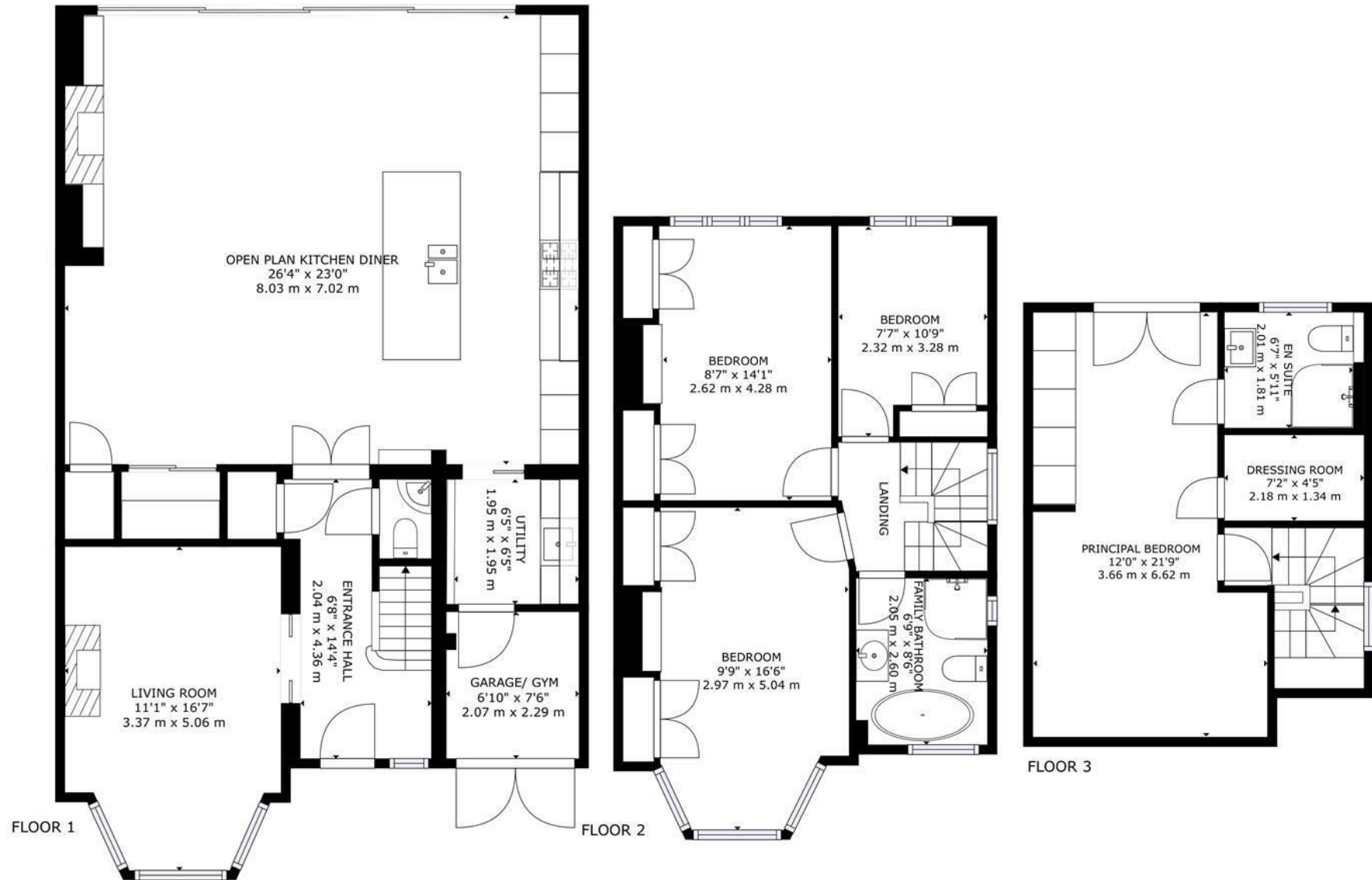
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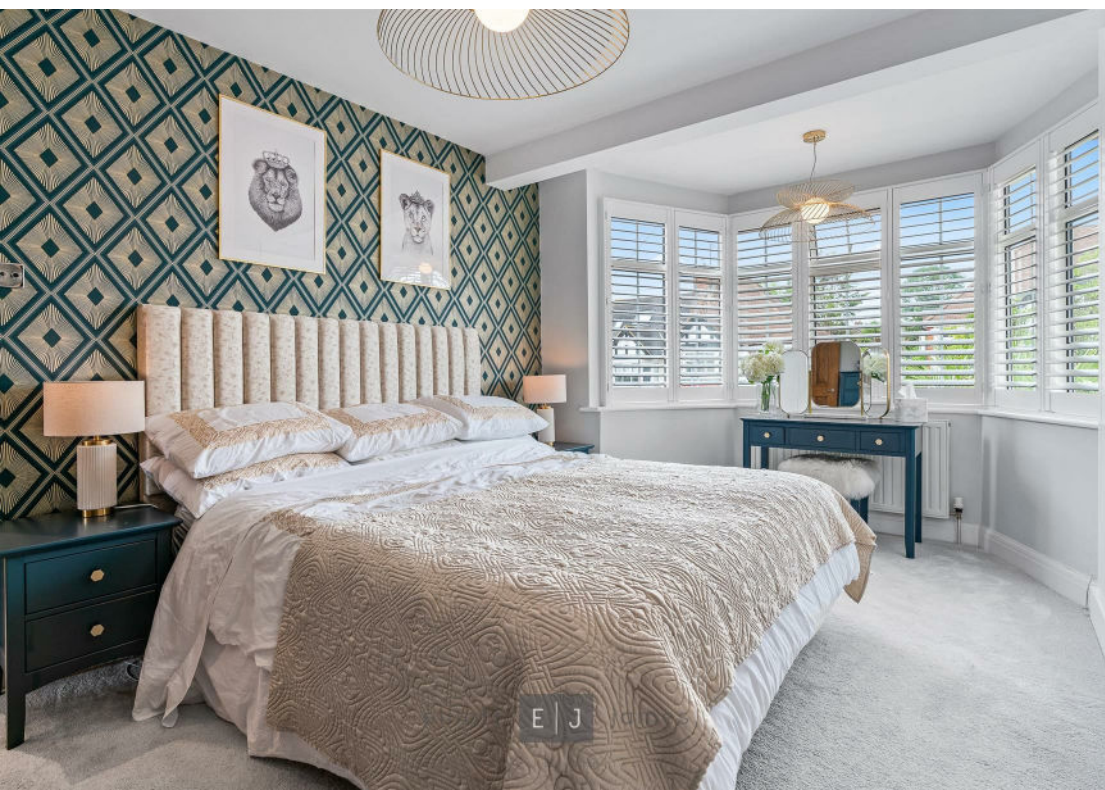
Sqft 1944.00 sq ft	Type House - Semi-Detached	Style 1930s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band E

PLANS

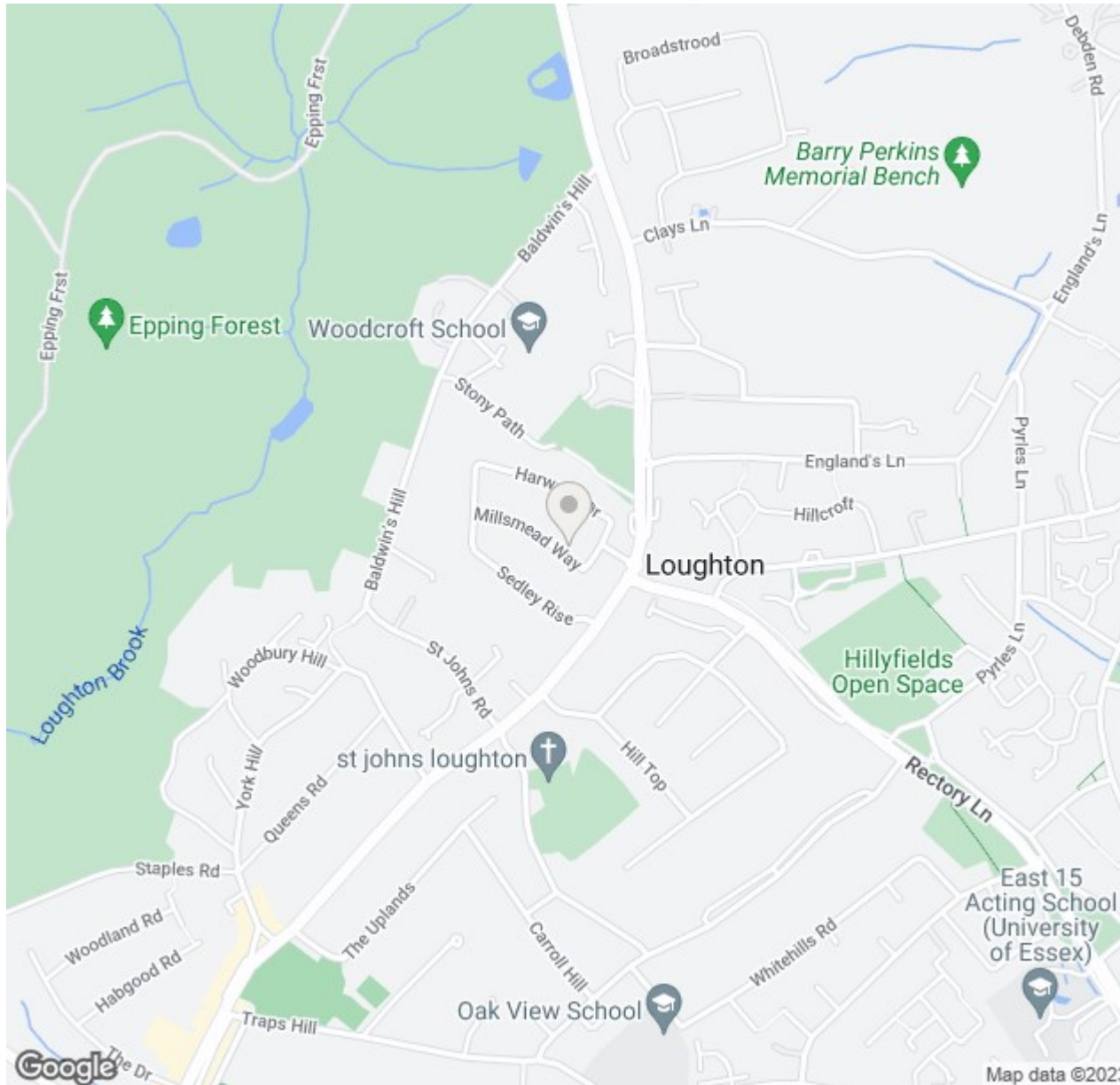


GROSS INTERNAL AREA
 FLOOR 1: 1053 sq. ft, 98 m², FLOOR 2: 533 sq. ft, 50 m²
 FLOOR 3: 358 sq. ft, 33 m²
 TOTAL: 1944 sq. ft, 181 m²

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			84
(69-80) C			
(55-68) D		63	
(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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