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

P R E S E N T S

Betula House  
Goldings Road  
Loughton



# Betula House, Goldings Road, Loughton,



Completed in November 2018 this exceptionally well designed family home comes to market with a 10 year Premier Guarantee.

The property accommodation has been designed over three floors with the ground floor offering entrance hall, cloakroom, formal reception room, spacious 21ft modern family living area incorporating Urban Myth kitchen with built in Siemens appliances, hot tap and dining area with bi-folding doors providing plenty of natural light making this space perfect for entertaining.

The first floor offers master bedroom with fitted wardrobes and en-suite with free standing bath and walk in shower. Bedroom two offers fantastic views, fitted wardrobes and en-suite shower room.

On the second floor there is a further double bedroom with en-suite walk in shower and far reaching views.

Externally to the front there is off street parking for two cars and to the rear a low maintenance garden with a shed and Portuguese Laurels to border.

Please Note: The owner of this property is an employee of Elliott James – Prime Residential.



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 EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.



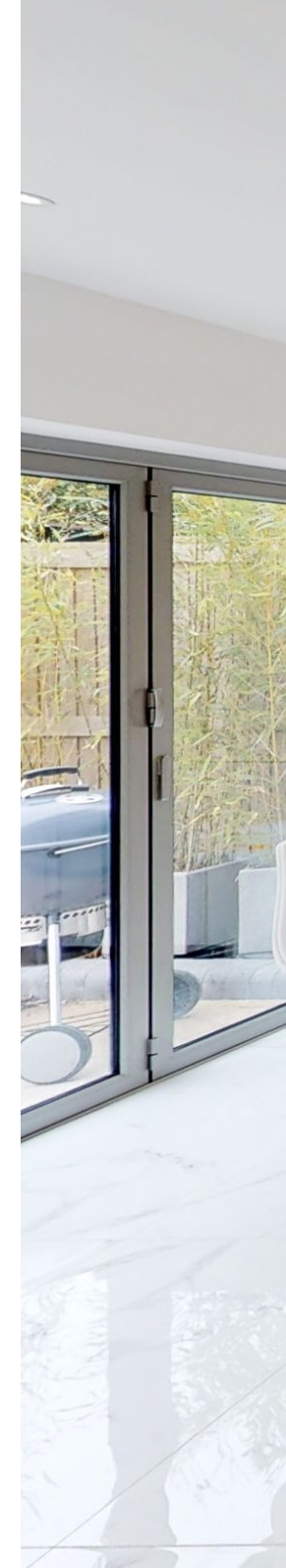
**Heidi Foster**

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Sqft 1,716	Type Semi-Detached House	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band F









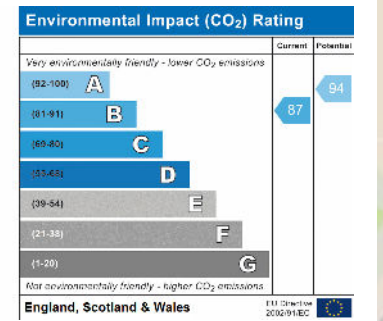
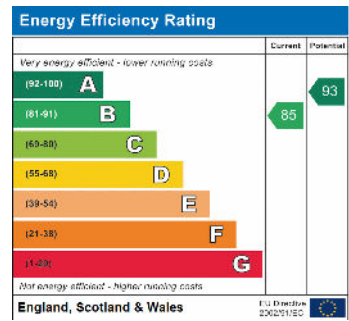
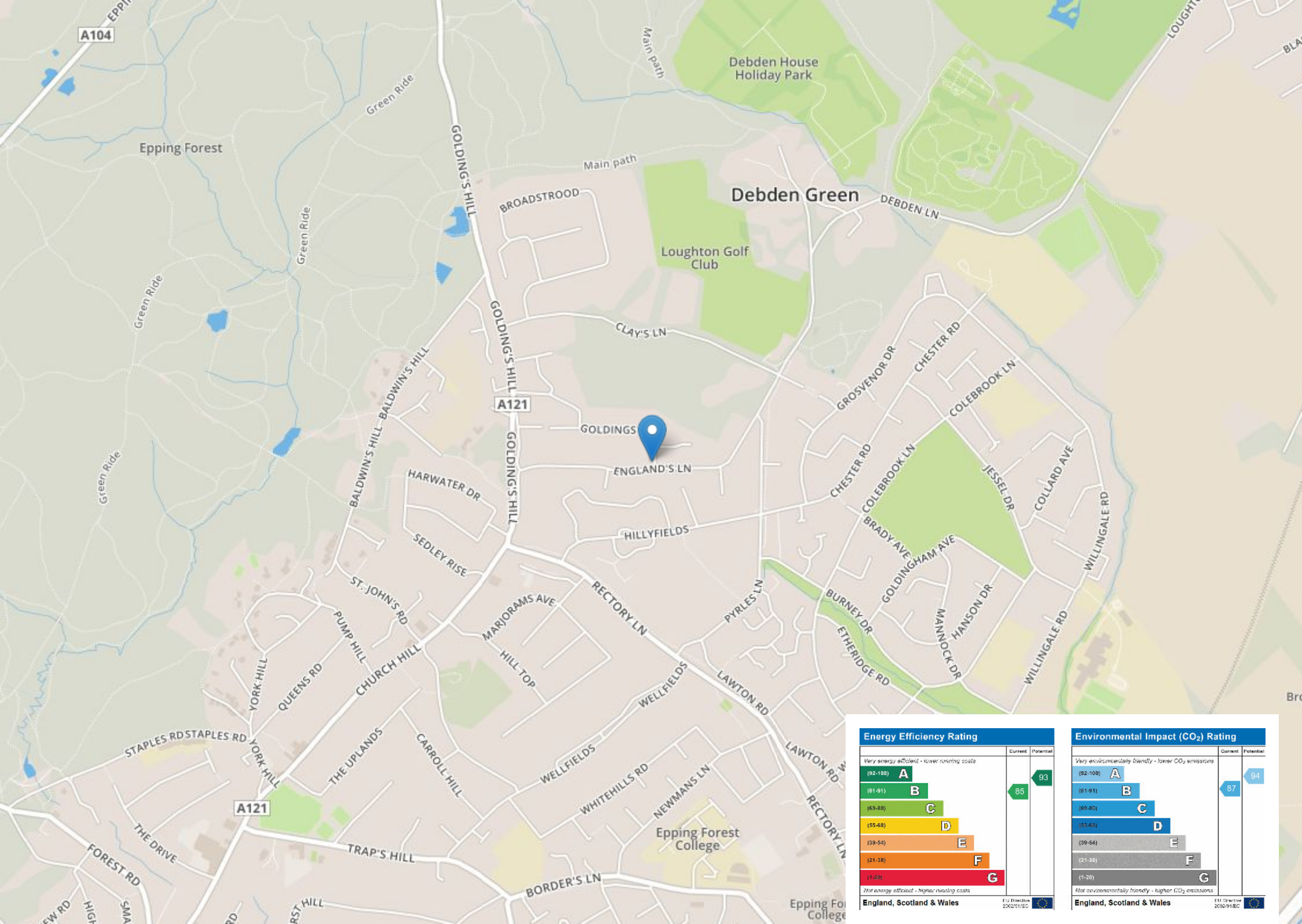




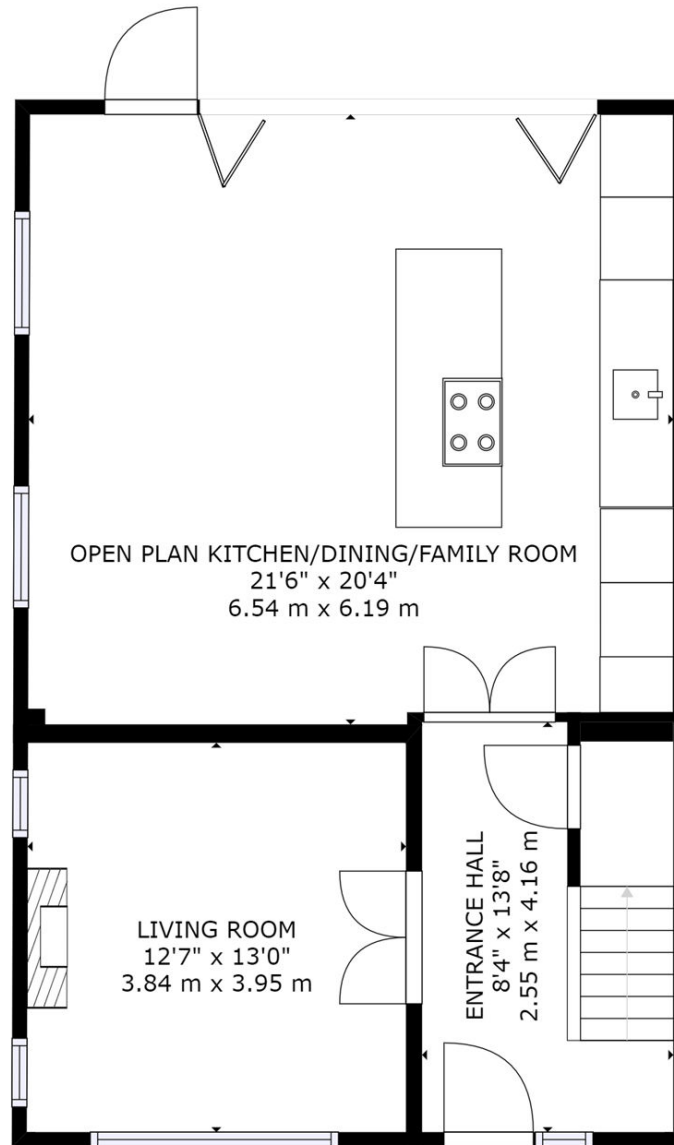








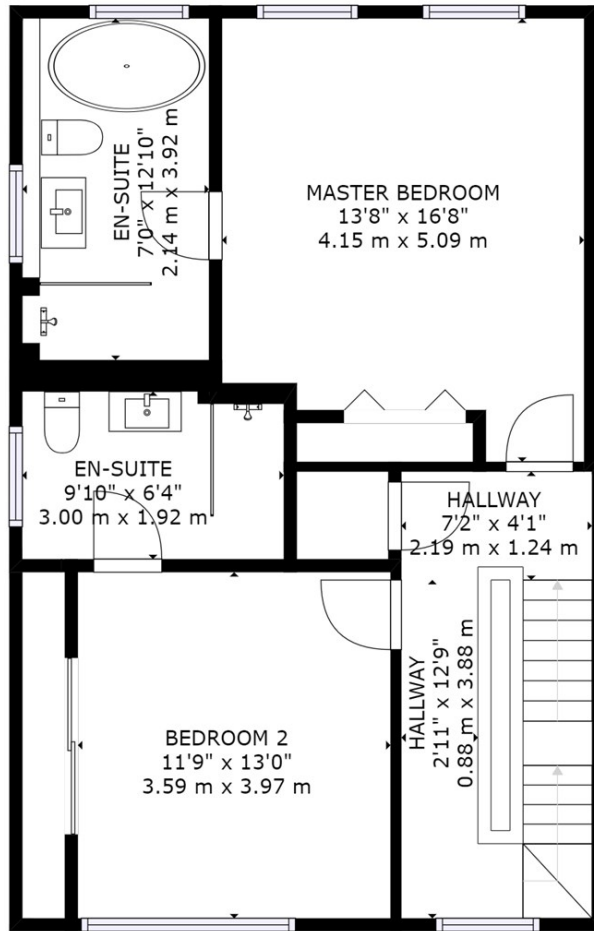
# PLANS



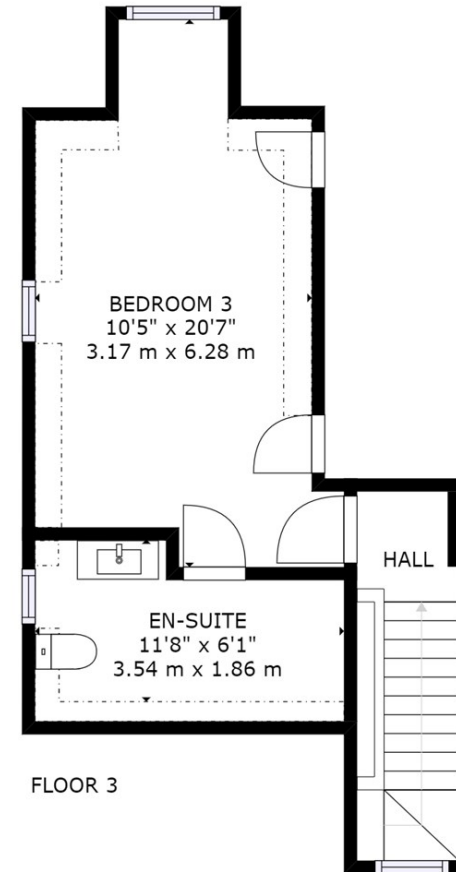
GROSS INTERNAL AREA  
FLOOR 1: 728 sq ft, 68 m<sup>2</sup>, FLOOR 2: 715 sq ft, 66 m<sup>2</sup>  
FLOOR 3: 274 sq ft, 25 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 42 sq ft, 4 m<sup>2</sup>  
TOTAL: 1716 sq ft, 159 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





FLOOR 2



FLOOR 3

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