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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

Clovis Close, Loughton





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## Clovis Close, Loughton



Clovis Close is an exclusive gated development accessed via a private road in the ancient Epping Forest. The development comprises of three new detached luxury homes in High Beech. Positioned within ten minutes of Loughton High Road, which boasts excellent transport links into central London. Elliott James Prime Residential is pleased to offer two, four bedroom detached homes built by the reputable new homes developer, Islandbridge Properties. This much sought after location offers a quiet and tranquil setting with an abundance of green open space, ideally suited to the modern family. The homeowners will enjoy a very peaceful environment being surrounded by Epping Forest and adjacent to The Elms Park and The Owl retirement homes.

Each property offers the highest specification of stylish modern interiors with beautiful finishes including bespoke hand painted fitted kitchens, stone work surfaces and integrated appliances with its style flowing through into the utility rooms. Both four bedroom properties offer three bathrooms and a cloakroom, including high quality sanitary ware and accessories. There is underfloor heating throughout both properties with a combination of engineered oak flooring, carpet and tiles installed. The properties include a single garage fitted with an electric vehicle charging point and offer additional driveway parking. Ultra-fast fibre is fitted directly into the properties as well as an air source heat pump providing powered heating and hot water with outstanding efficiency.

Both properties are complete and ready for occupation.



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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



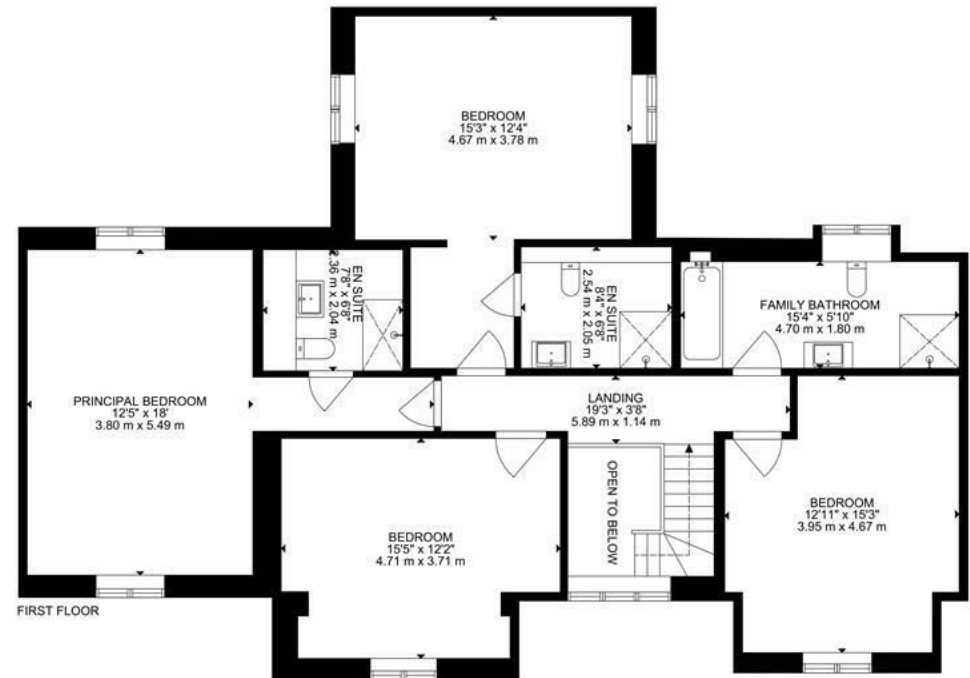
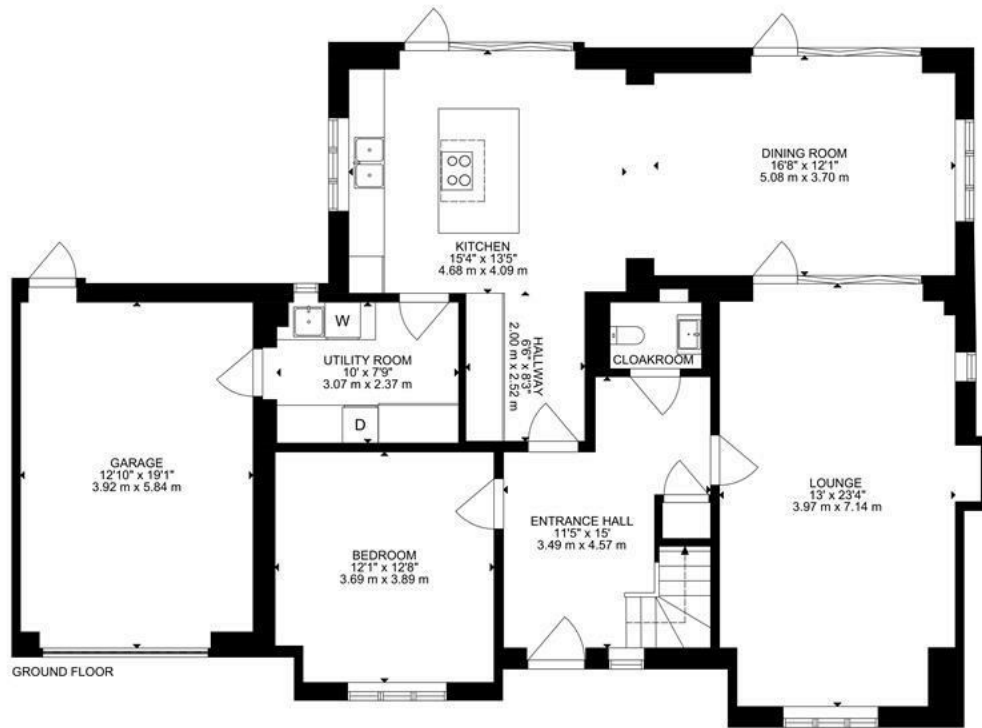
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

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Sqft 2549.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority	Tax Band

# PLANS

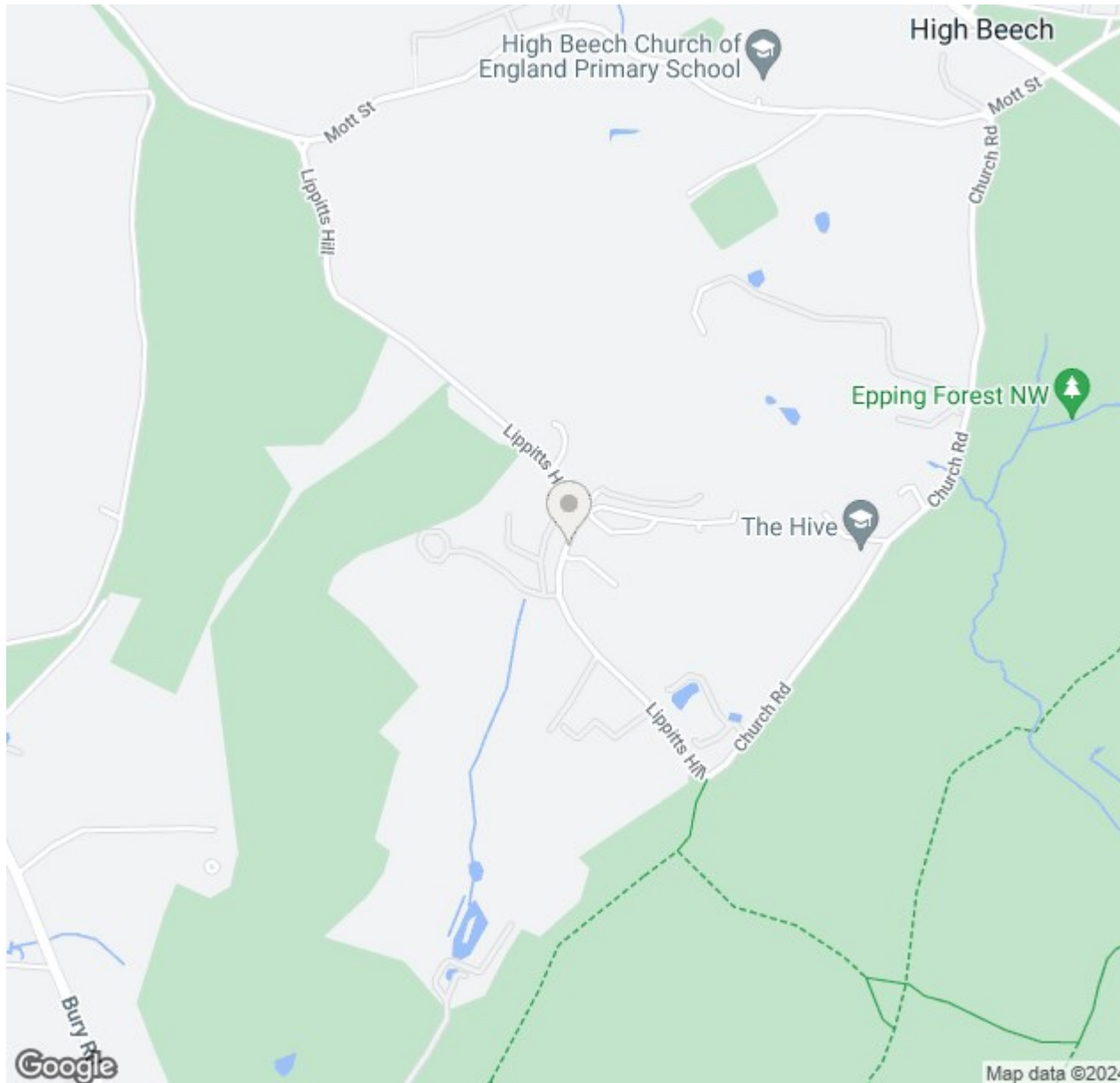


GROSS INTERNAL AREA  
 FLOOR 1: 1183 SQ FT, 110 m<sup>2</sup>, FLOOR 2: 1130 SQ FT, 105 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 236 SQ FT, 22 m<sup>2</sup>  
 TOTAL: 2313 SQ FT, 215 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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