



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

P R E S E N T S

West View, Loughton



elliott E | J real estate

## West View, Loughton



With great pride Elliott James presents this recently renovated distinguished five-bedroom detached family home. Originally built in 1965 this property has seen many improvements over the years, such as a loft conversion completed in 2004. The property has seen many incredible features added such as an extension incorporated with numerous attributes for those who suffer with sensitivity to dust. The property comes installed with underfloor heating throughout, a central vacuum system exhausting to atmosphere, a heat recovery ventilation air purification system, water softener filtration throughout, various accessible ductways within the property creating simple maintenance with a modern fuse board and boiler meaning you truly can move into this home comfortably and assured of its superior quality. As you walk into the property you will find a spacious bright grand entrance hall leading into the large integral garage, also leading from the hall you can enter the luxurious formal reception room which has access to the downstairs study. The hall allows access into several rooms that the downstairs offers, one of them being the remarkable open plan kitchen that defines the poise of this contemporary home, the kitchen also leads onto the utility room. The downstairs is finished with a light and airy family dining room, cloakroom and built-in storage. The upstairs offers a fantastic principal bedroom complete with a large dressing room and modern en-suite, three further generous double bedrooms and a superb family bathroom. The bespoke staircase leads to the second floor which comprises of a dressing room, double bedroom finished with a stunning and contemporary en-suite. A beautifully designed garden is always important to any family and this offers privacy with mature shrubbery with a patio which is ideal for al-fresco, dining. The outhouse comprises of gymnasium, CAT6 internet wiring, kitchen and WC. The carriage driveway offers ample parking for up to 7 cars.



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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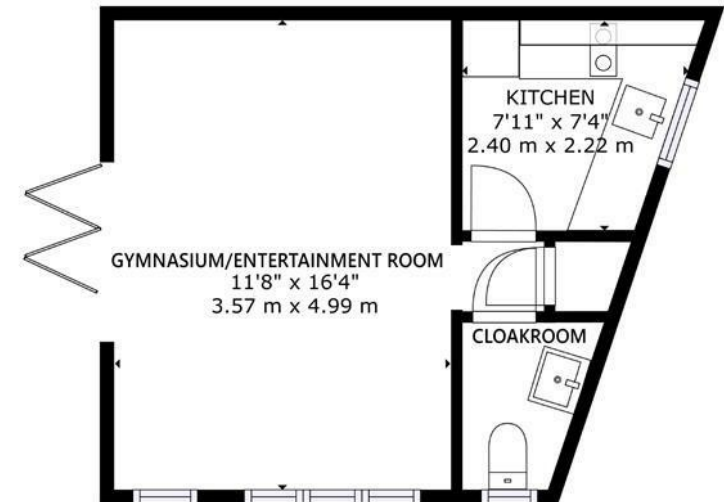
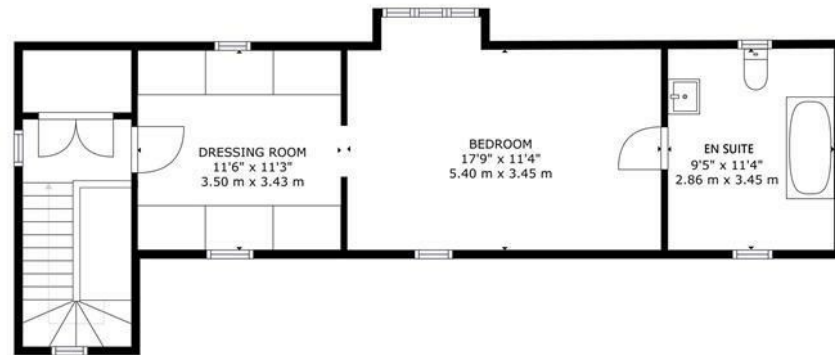
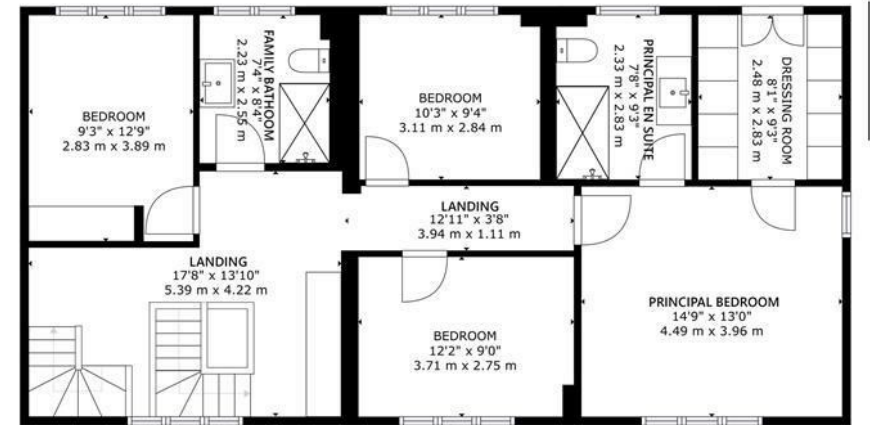
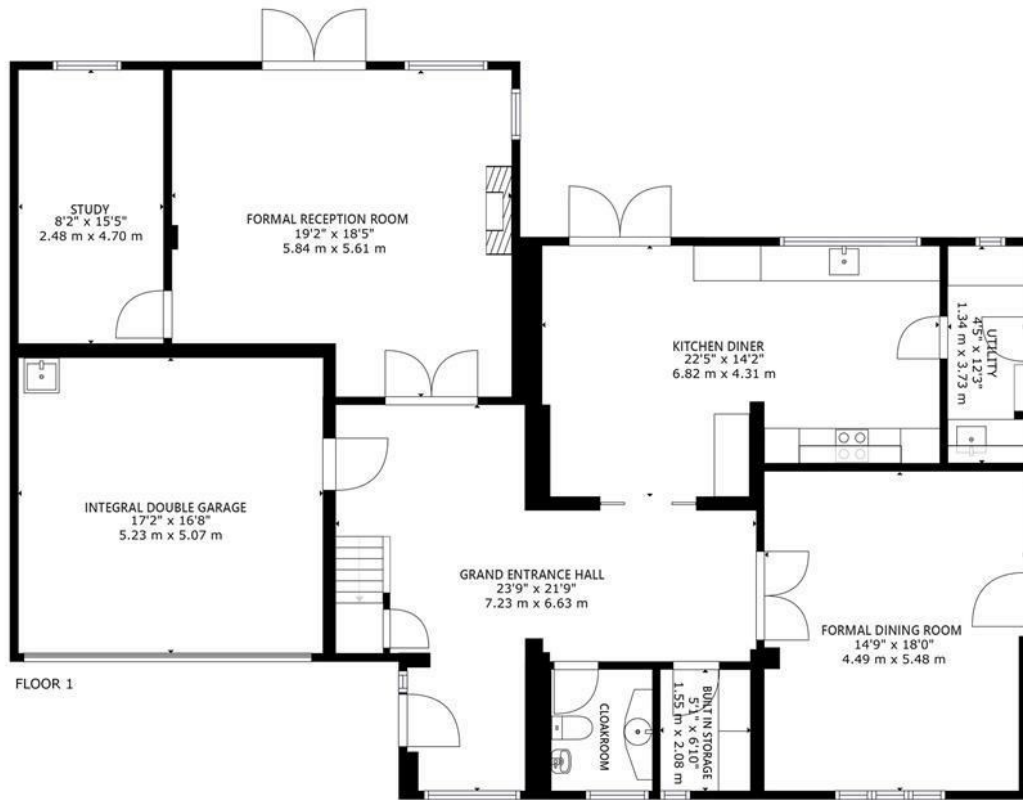


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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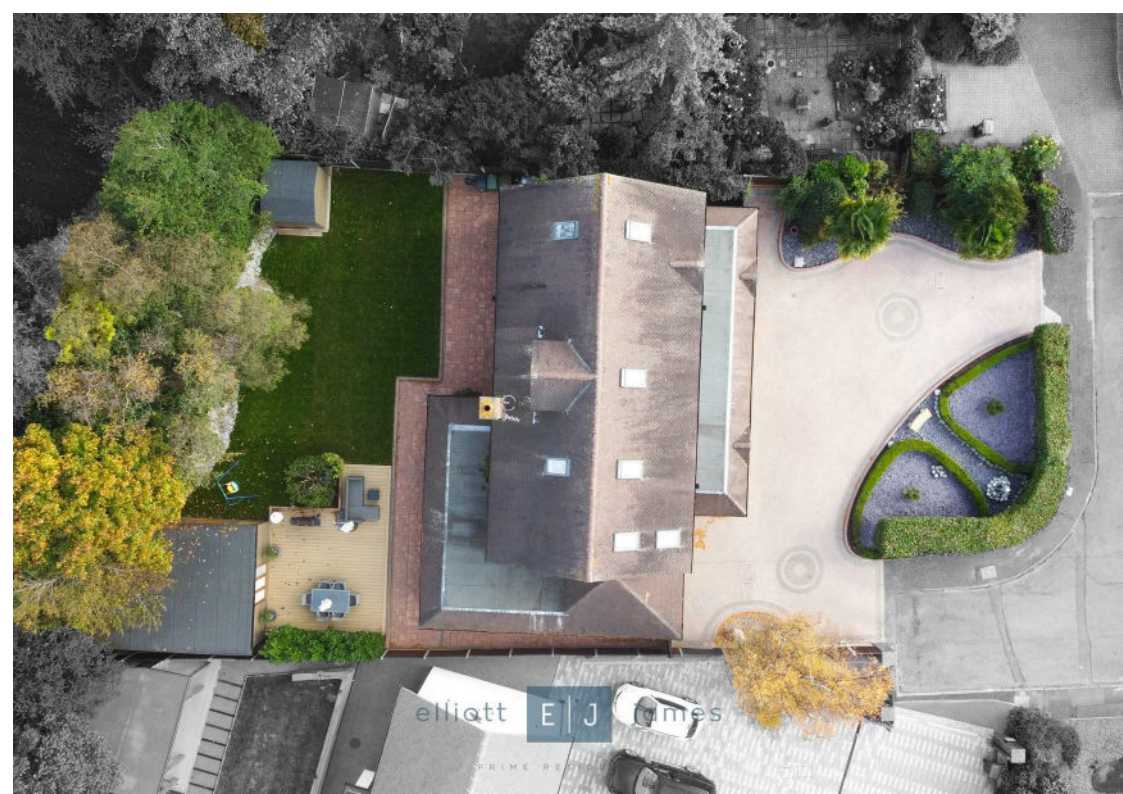
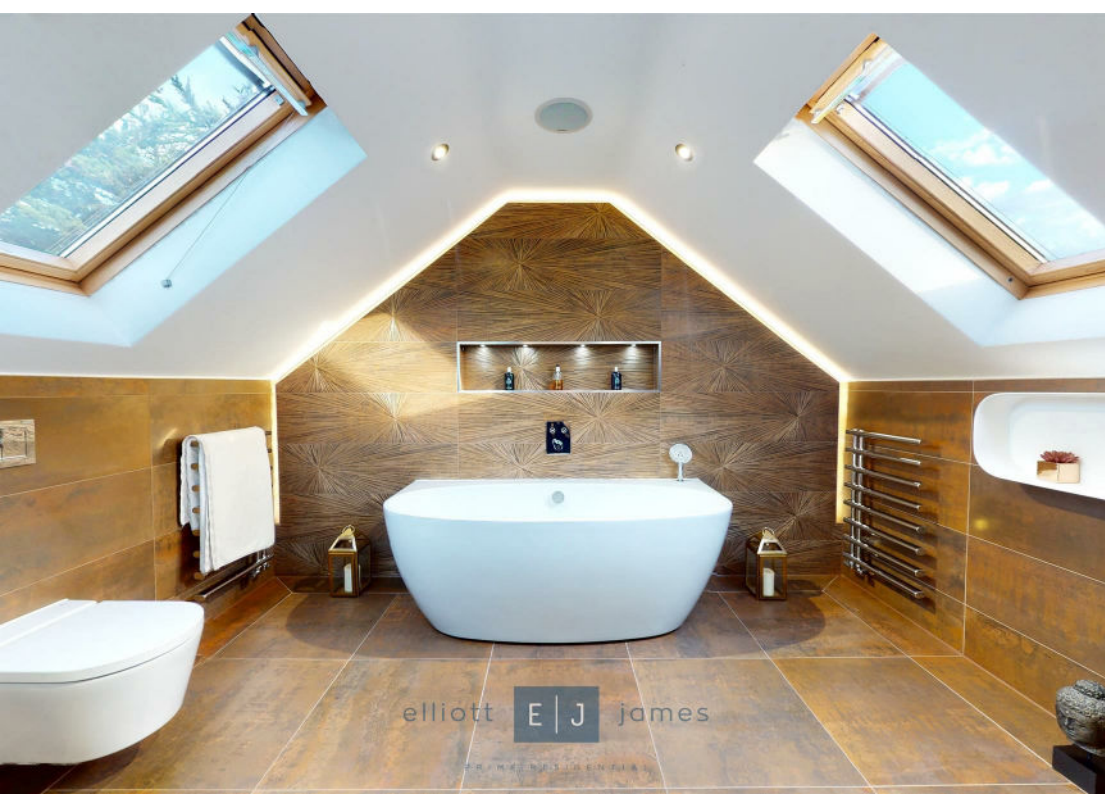
Sqft 3753.00 sq ft	Type House - Detached	Style Modern
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

# PLANS

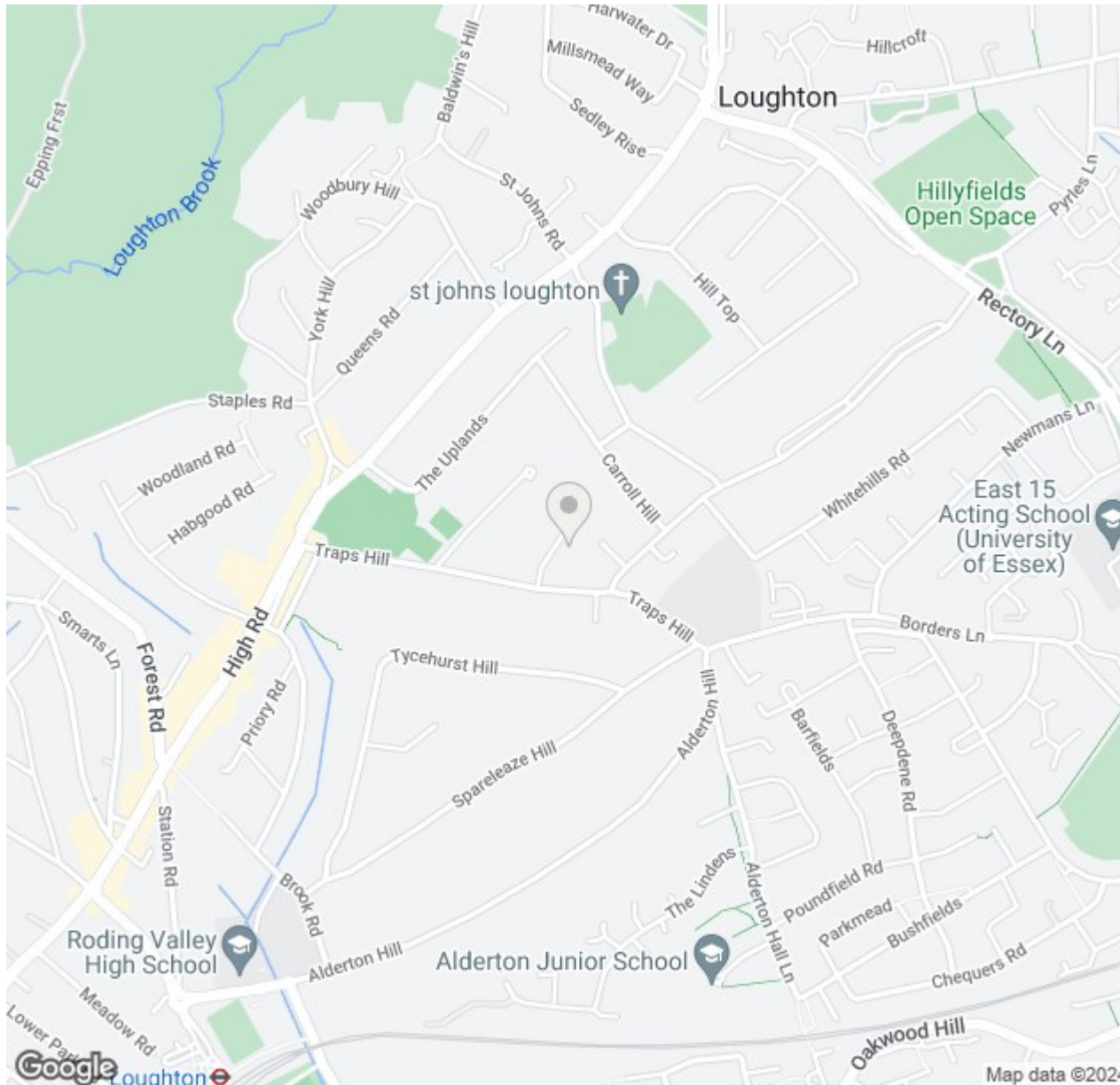


GROSS INTERNAL AREA  
 FLOOR 1: 1568 sq. ft, 146 m<sup>2</sup>, FLOOR 2: 1044 sq. ft, 97 m<sup>2</sup>  
 FLOOR 3: 562 sq. ft, 52 m<sup>2</sup>, GARAGE: 286 sq. ft, 27 m<sup>2</sup>  
 TOTAL: 3459 sq. ft, 322 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA  
 TOTAL: 293 sq. ft, 27 m<sup>2</sup>  
 SIZES 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		
	72	80
<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		
	65	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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