



P R I M E   R E S I D E N T I A L

P R E S E N T S

The Lindens, Loughton





elliott **E | J** james

PRIME RESIDENTIAL



# The Lindens, Loughton



Located in a peaceful and delightful cul de sac this immaculate five bedroom detached family residence offer's comfortable internal accommodation and is within close proximity to Loughton High Road and the Central Line Station.

The property has been designed over two floors with the ground floor comprising of a bright entrance hall, cloakroom, kitchen / breakfast room with integrated appliances to include Miele dishwasher, Neff microwave, wine chiller, Frankie sink with Frankie Kettle tap, single oven, wall mounted Panasonic smart TV, ceiling light fitting and wooden Venetian blind, utility room, dining room with crystal chandelier and patio doors onto the rear garden patio, formal reception room with attractive central fireplace, light fittings, wooden Venetian blinds in the front bay window and patio doors opening out on the rear garden patio. From the inner hall there is a family TV room and direct access to the attached garage and second utility / storage room.

The first floor landing has fitted light fittings which match the downstairs lighting and gives access to the principle bedroom which includes inset ceiling spotlights, fitted mirror, fronted fitted wardrobes with interior lights, fitted bedside chest of draws and en-suite with Aqualisa power shower with soaker and separate adjustable shower head with illuminated recess, external shower control, wallhung Bauhaus fittings, Klima underfloor heating with programmable thermostat and Duravit wall hung WC with Grohe fittings. The second bedroom has fitted wardrobes and en-suite with underfloor heating with manual controls, three further bedrooms with fitted wardrobes and family bathroom.

The South West facing private garden comprises of entertaining patio area, pond, mature planted borders and laid to lawn. To the front of the property there is ample off street parking with the additional benefit of a carport.

Viewings are strictly by appointment only so please contact us on 0208 0165 333.



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.



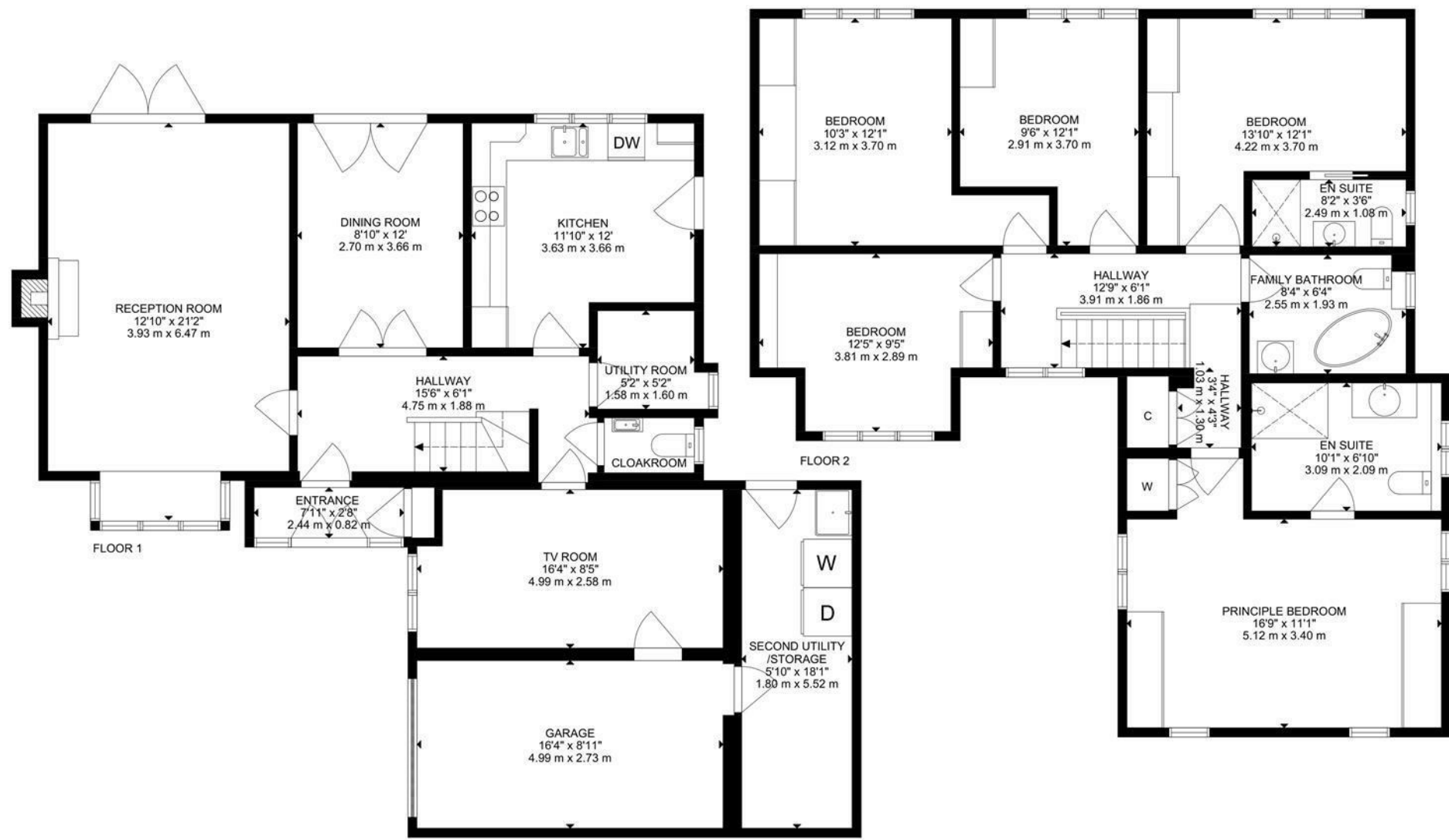
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 2109.00 sq ft	Type House - Detached	Style 1980's
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band F

# PLANS



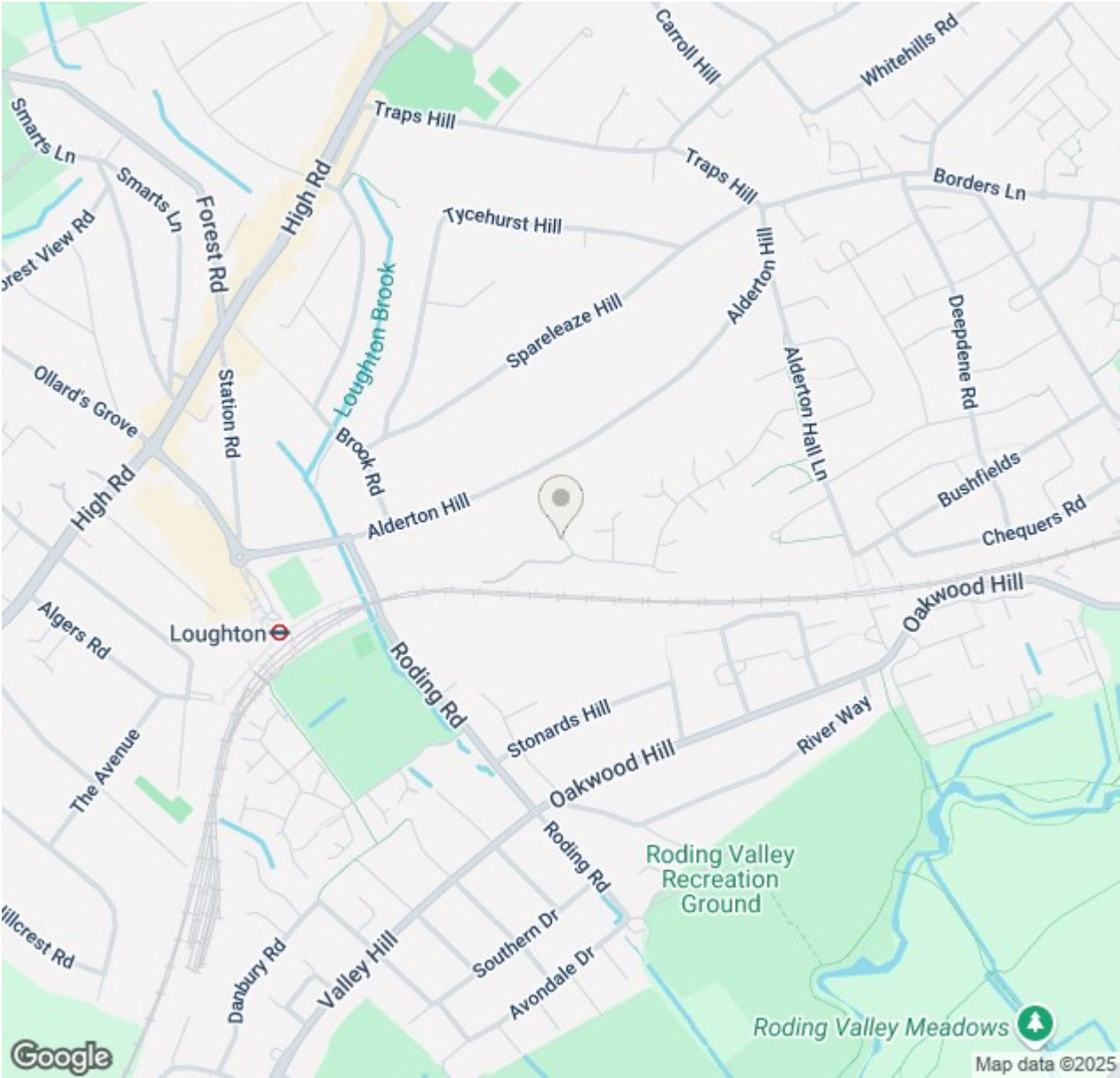
GROSS INTERNAL AREA  
FLOOR 1: 1119 SQ FT, 104 m<sup>2</sup> FLOOR 2: 990 SQ FT, 92 m<sup>2</sup>  
TOTAL: 2109 SQ FT, 196 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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