



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 Uplands, Loughton



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elliott **E | J** james

PRIME RESIDENTIAL

# The Uplands, Loughton



New to the market is this stunning, well presented five-bedroom Edwardian family residence situated on one of Loughton's premier roads. It stands on a large double plot and has been beautifully renovated by the current owners who have lived in the property in excess of thirty years. It retains many period features including panelled doors and original windows.

The internal accommodation is arranged over two floors with the ground floor offering a bright sunny entrance hall, cloakroom, family living room, with patio door opening onto rear garden patio, and a spacious study. There is a large open plan kitchen/dining room with fitted appliances, granite worktops and Karndean floor. There is also the benefit of a Quooker boiling water tap and brand-new waste disposal. From the kitchen/dining room double doors open onto the garden patio.

The first floor comprises a spacious landing, master bedroom with fitted wardrobes and en-suite bathroom. There are three further double bedrooms, one single bedroom and a family bathroom with walk-in shower.

To the rear of the property there is a large paved patio area which is ideal for al fresco dining and to the side of the house there is the further benefit of a large home office fitted with multiple power sockets and broadband, which could equally be used as a games room or full-size snooker room

The South facing garden is mainly laid to lawn with mature planted borders and to the top of the garden is a large summer house with multiple sockets and TV ariel. To the front of the property is off street parking for 4/5 cars and there is a double external power socket to both the front and the rear.

The house is in a quiet road but retains easy access to the High Road with its wide selection of shops, and Loughton Central Line station is an easy walk. Good local schools Oaklands and Staples Road Primary are within easy reach.



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.



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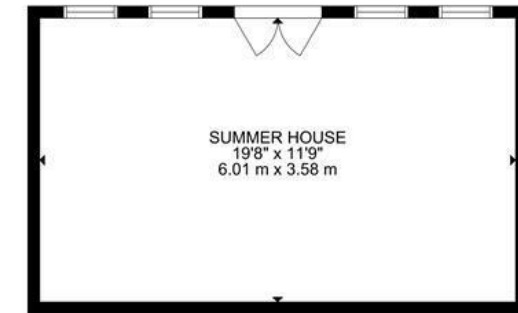
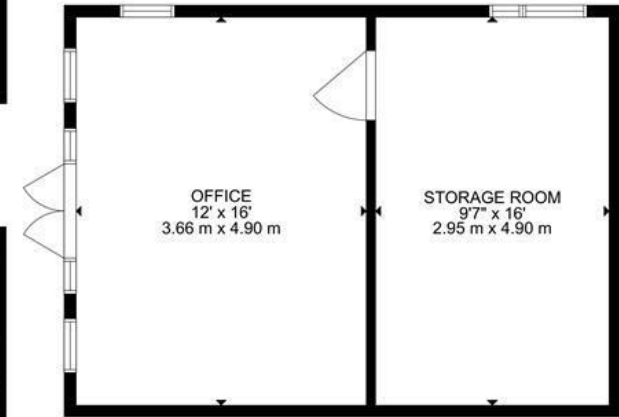
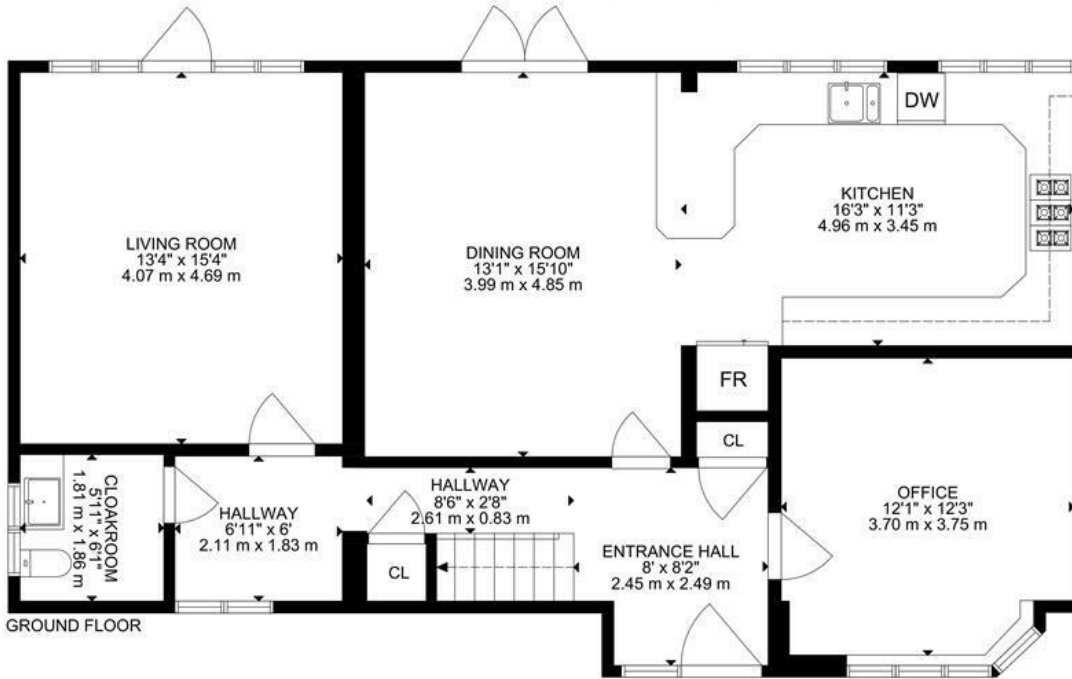


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2529.00 sq ft	Type House - Detached	Style Edwardian
Bedrooms 5	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

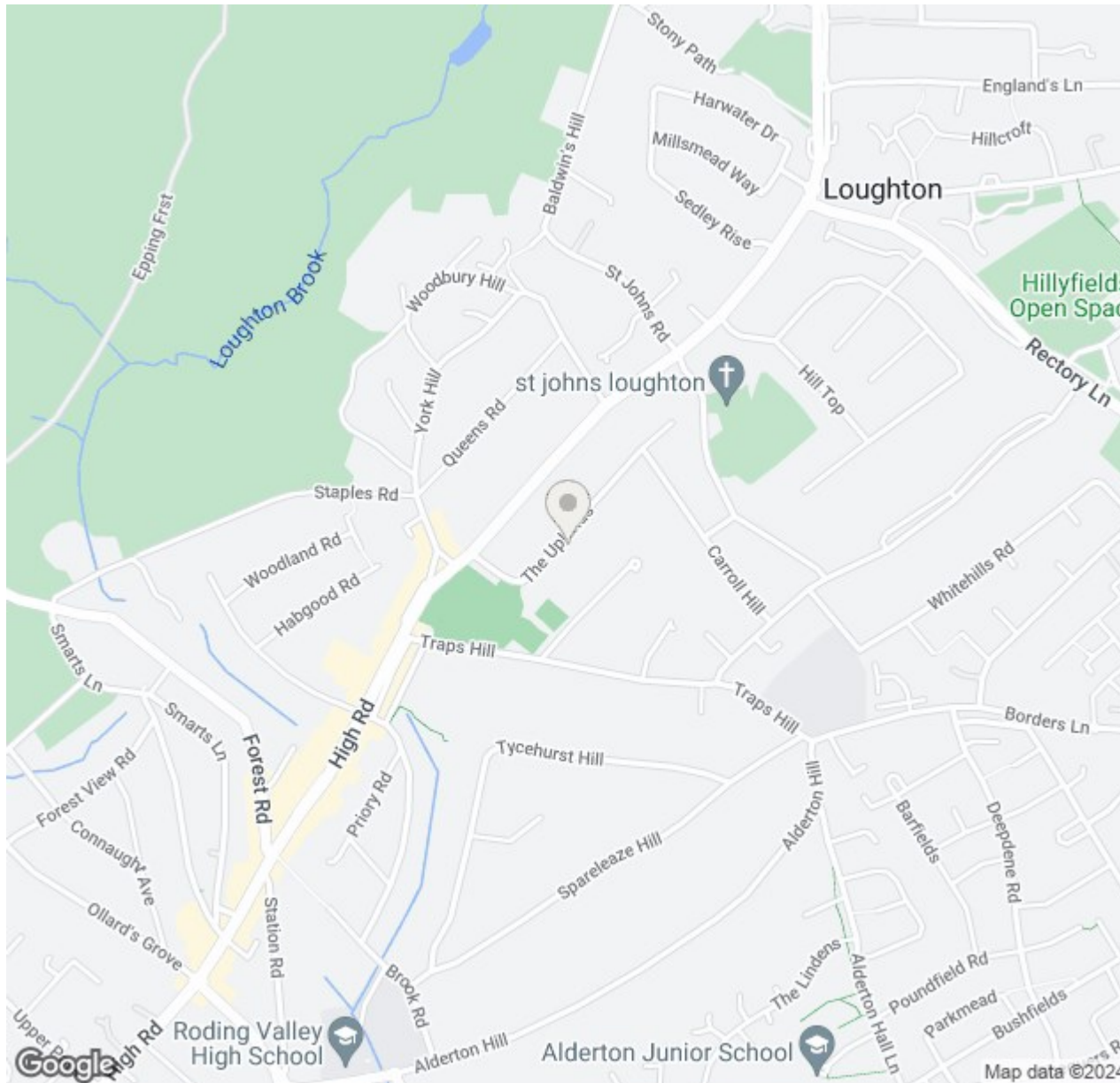
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 990 SQ FT, 92 m<sup>2</sup>, FIRST FLOOR: 968 SQ FT, 90 m<sup>2</sup>  
 GUEST HOUSE: 344 SQ ST, 32 m<sup>2</sup>, SUMMER HOUSE: 226 SQ ST, 21 m<sup>2</sup>  
 TOTAL: 2529 SQ FT, 235 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			
		61	84
<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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