



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

P R E S E N T S

Alderton Mews, Loughton



james

RESIDENTIAL

Alderton Mews, Loughton



Elliott James are delighted to bring to the market this spacious four bedroom detached family home located in a gated development just off arguably one Loughton's most prestigious roads, Alderton Hill. Alderton Mews is a small mews style development comprising of just three properties and is situated within easy walking distance to Loughton's Central Line Station (0.7 miles away) and busy High Road which offers a wide selection of eateries and independent shops. The property is being offered CHAIN FREE.

The ground floor accommodation comprises of a entrance hallway, spacious living room with patio doors leading onto the rear garden, dining room, modern fitted kitchen, dswc and study.

The first floor accommodation comprises of a principal bedroom with en-suite, 3 further bedrooms one of which benefits from a dressing room and a modern family bathroom.

To the front of the property you will find ample parking for multiple vehicles in the form of large driveway and double garage.

Early viewing is highly recommended and strictly by appointment only.



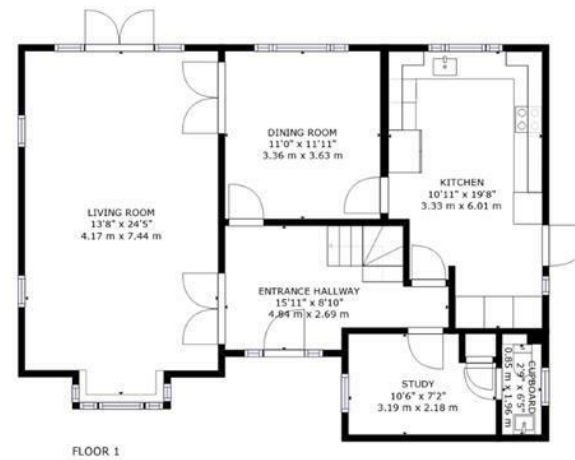
N
E
E
D

T
O

K
N
O
W

Sqft 1919.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

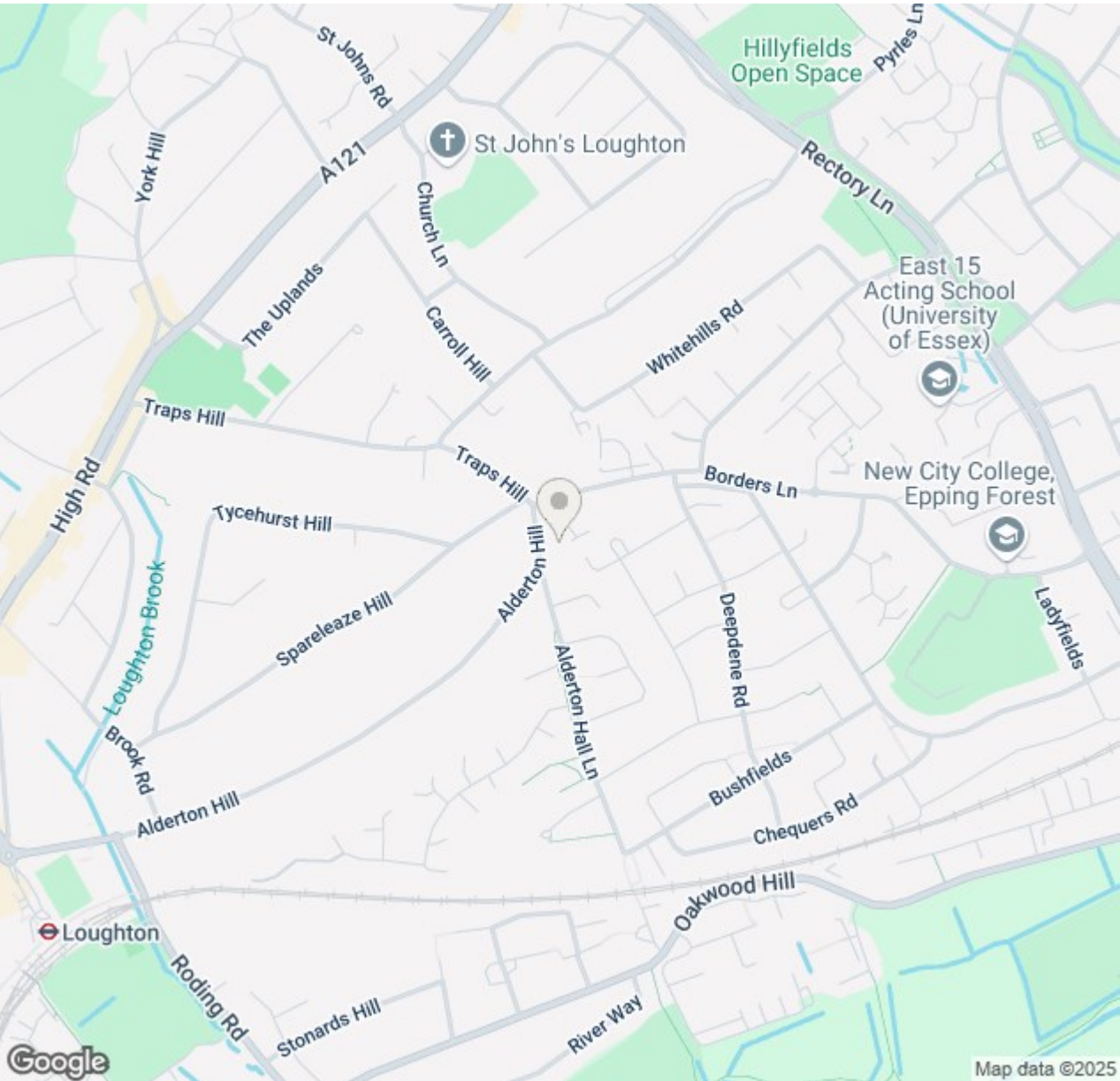
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 897 sq. ft, 83 m², FLOOR 2: 1023 sq. ft, 95 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 37 sq. ft, 3 m²
 TOTAL: 1919 sq. ft, 178 m²
 SIZES 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		
England & Wales	74	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.