



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

P R E S E N T S

High Road, Loughton



elliott E | J

PRIME RESIDENT

High Road, Loughton



Nestled on the prestigious High Road in Loughton, this splendid four-bedroom detached family home spans over an impressive 1,679 square feet offering a perfect blend of comfort and convenience. Constructed in the mid-1990s as part of an exclusive development within the historical grounds of the former Loughton school. Noteworthy for its historical significance, the property stands on the site once occupied by the esteemed author and Japanese art connoisseur, Arthur Morrison, at Salcombe House (1863-1945).

Upon entering, you are greeted by a bright entrance hall leading to the large living room ideal for both entertaining guests and enjoying quiet family evenings. The newly fitted kitchen is a delightful addition, designed to meet the needs of modern living. Additional benefits include a utility area, , and an integrated garage designed to accommodate a family vehicle.

The first floor boasts 4 double bedrooms with two well-appointed bathrooms, ensuring that morning routines run smoothly for the entire family providing a peaceful retreat at the end of the day.

There is potential to convert the home into apartments subject to the usual planning consents, drawings have been made to make the six apartments but there could be up to eight apartments if configured correctly ideal for developers.

One of the standout features of this home is the large gated private drive, offering parking for up to five vehicles, a rare find in such a desirable location. The west-facing garden is perfect for enjoying the afternoon sun, making it an ideal space for outdoor gatherings or simply relaxing in a tranquil setting. Families will appreciate being within the catchment area for Staples Road Primary School, known for its excellent educational standards. Additionally, the property is just a short walk from the Central Line tube station, providing easy access to London and beyond. Local shops and amenities are also conveniently close, ensuring that all your daily needs are met.



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.



3D WALKTHROUGH

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
0208 0165 333

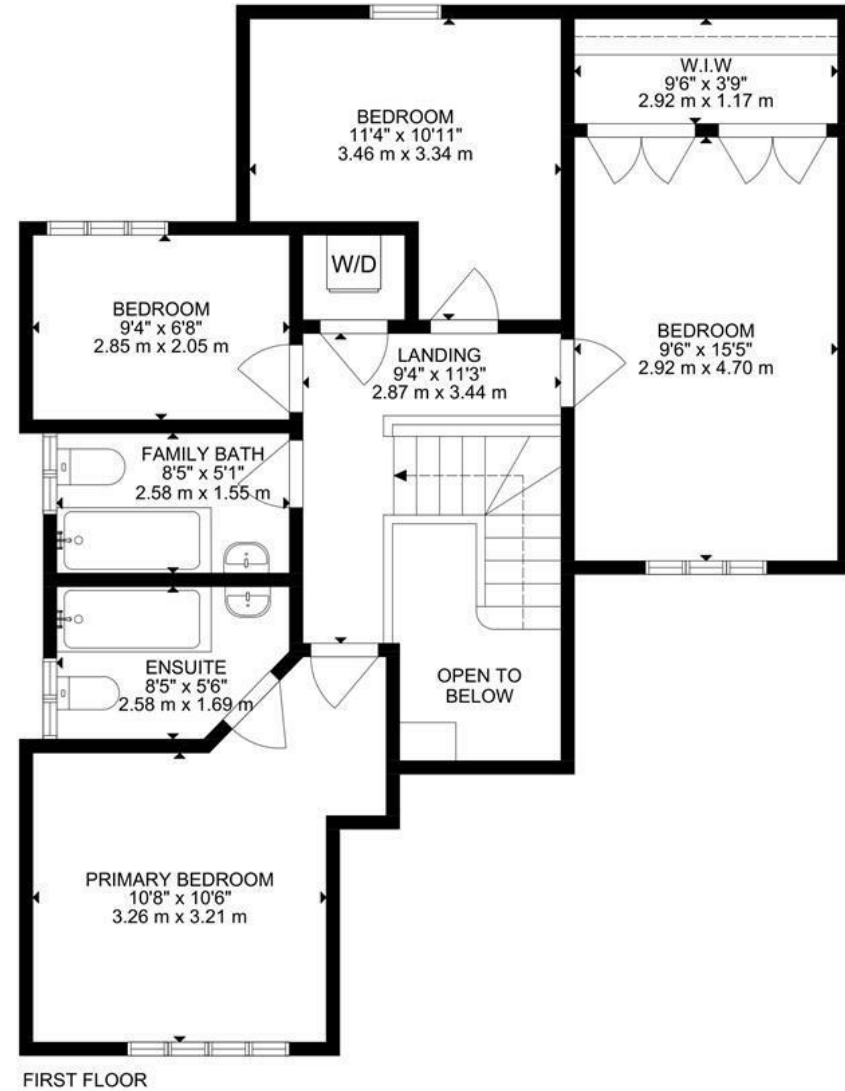
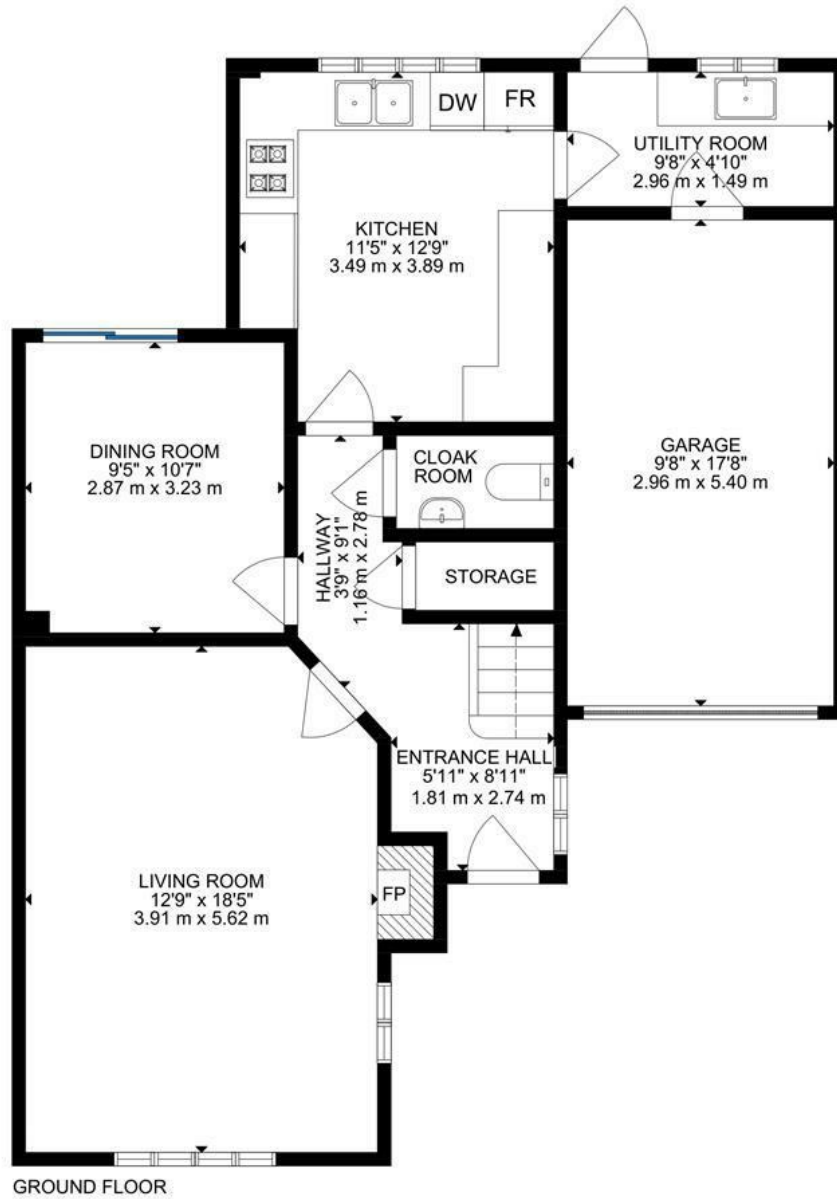
N
E
E
D

T
O

K
N
O
W

Sqft 1679.00 sq ft	Type House - Detached	Style 1990s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

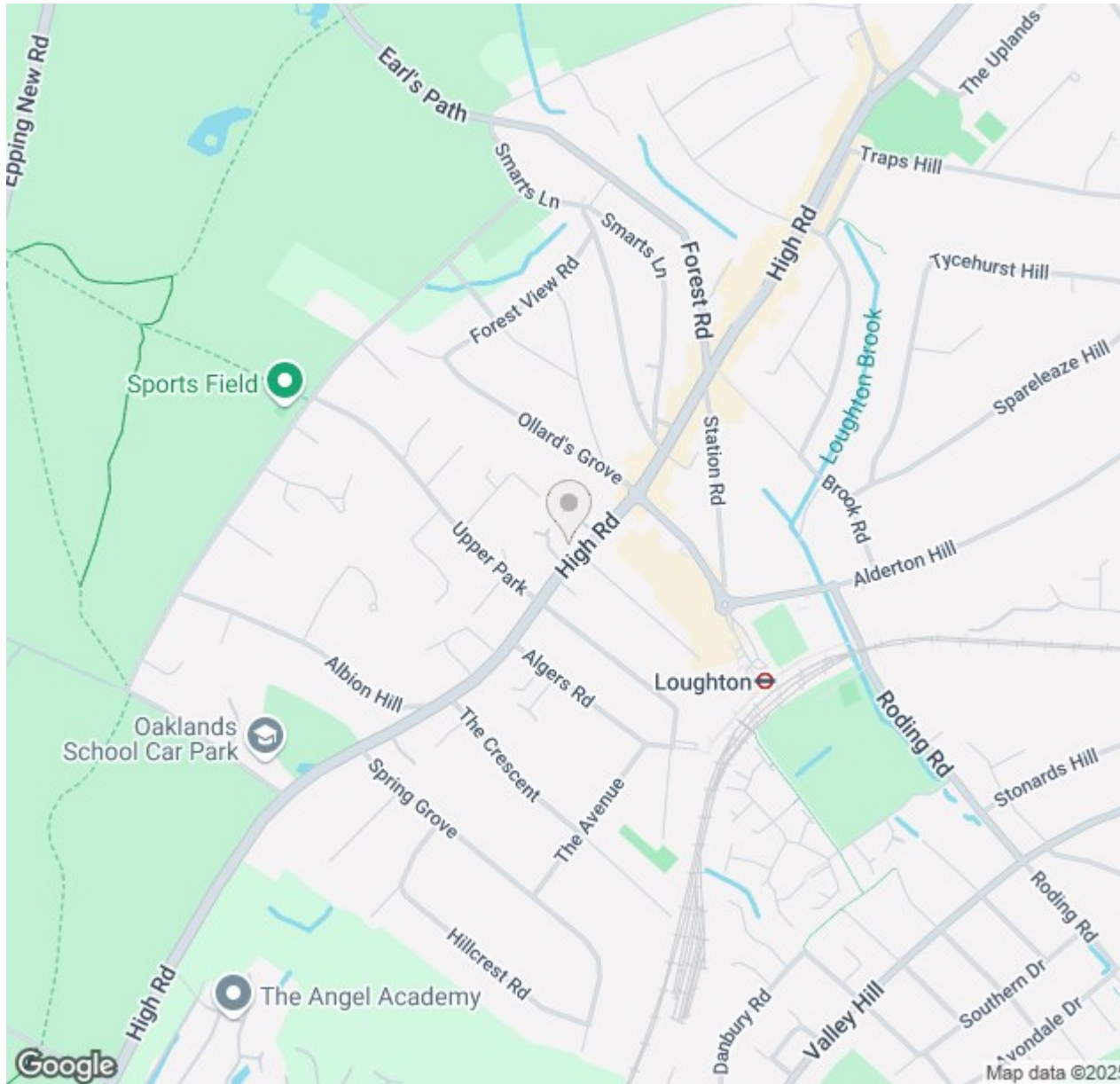
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 732 SQ FT, 68 m², FIRST FLOOR : 775 SQ FT, 72 m²
 EXCLUDED AREAS: GARAGE: 172 SQ FT, 16 m²
 TOTAL: 1507 SQ FT, 140 m²
 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			
		69	81
England & Wales		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 **E | J** 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.