



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 Hill, Loughton





elliott E | J lomes



# Alderton Hill, Loughton



Located on one of Loughton's most prestigious roads and within close proximity to the Central Line Station, excellent schools and the busy High Road with its wide selection of individual shops and eateries this truly magnificent 6647sq ft family residence will appeal to the discerning buyer who is looking for spacious accommodation in a highly desirable area. The house is entered through an attractive carved wooden front door into the entrance porch which opens into the beautifully panelled grand entrance hall. To the right is the magnificent wood panelled formal reception room with attractive bay window and central fireplace. The current owners have undertaken considerable renovation work with installing a new kitchen /breakfast room in 2021 to include central island, Miele fitted appliances with double doors into a entertainment lounge. The ground floor also comprises of a spacious dining room with patio doors onto a conservatory, second reception/ reading room, study, utility with direct access into the double garage, storage room and cloakroom. There is also the additional benefit of an internal annex with separate front door leading to an entrance hallway, kitchen, living room, double bedroom and en-suite bathroom. The beautiful wide staircase with a large coloured stain glass window leads to the first floor galleried Oak landing allowing access to the principle bedroom with walk in wardrobe and large en-suite bathroom, double bedroom with en-suite and walk in wardrobe, five further bedrooms, family bathroom, shower room and separate cloakroom. The second floor offers a substantial entertainment room / bedroom with far reaching views of The City and storage to the eaves. To the rear of the property the mature garden has a wide selection of trees, shrubs, planted borders, laid to lawn, pond, shed and patio area. The home comes with its very own one bedroom self contained annex and offers ample off street parking. Please call to booked a viewing on 0208 0165 333.



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

**Daniel Thomas**  
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Sqft 6293.00 sq ft	Type House - Detached	Style 1920's
Bedrooms 7	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band H

# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 2799 sq. ft, 260 m<sup>2</sup>, FLOOR 2: 2430 sq. ft, 226 m<sup>2</sup>  
 FLOOR 3: 637 sq. ft, 59 m<sup>2</sup>,  
 CONSERVATORY: 60 sq. ft, 6 m<sup>2</sup>, GARAGE: 367 sq. ft, 34 m<sup>2</sup>  
 TOTAL: 6293 sq. ft, 585 m<sup>2</sup>

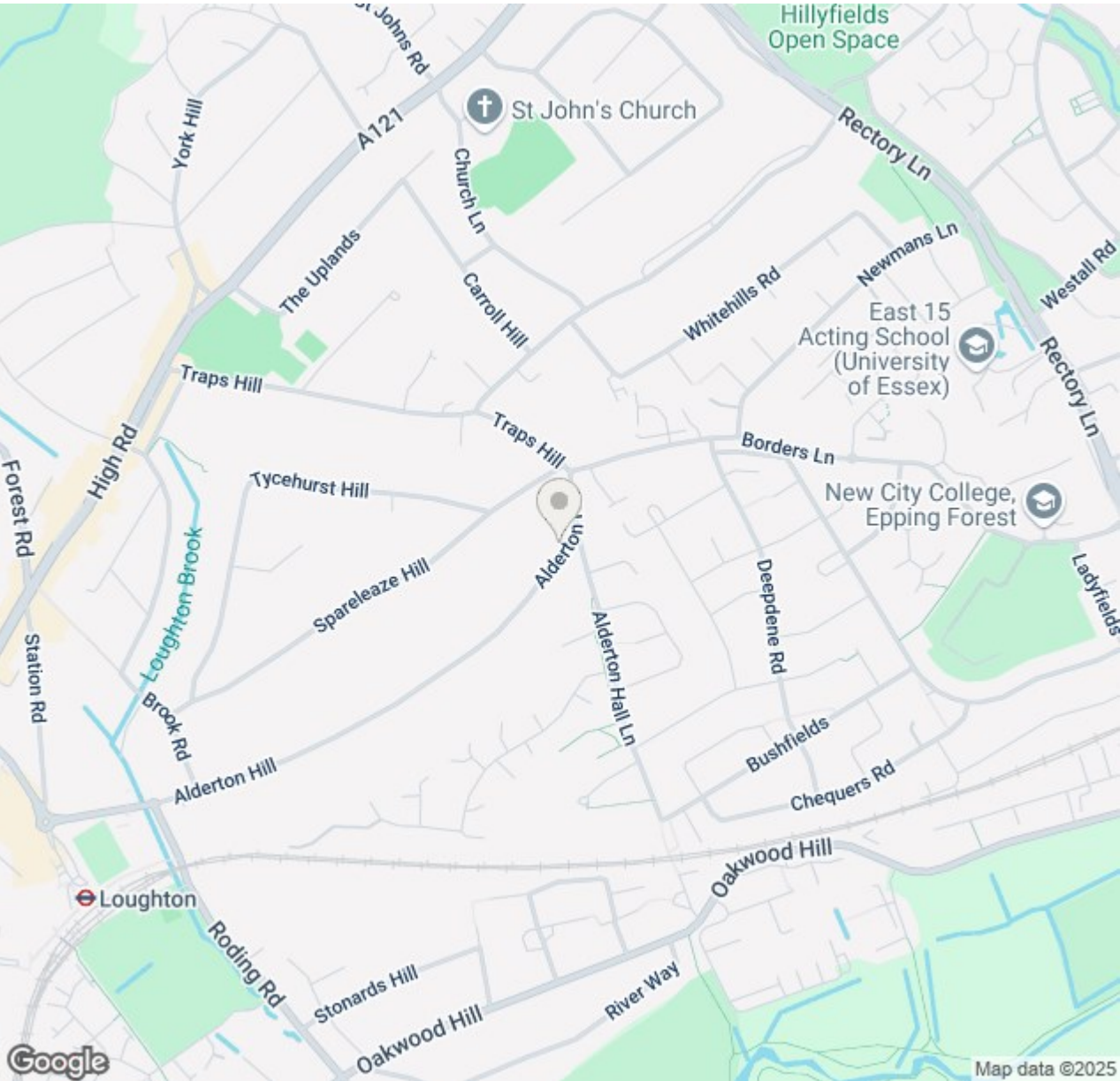
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		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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