



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

P R E S E N T S

Bordersmead, Traps Hill, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

Bordersmead, Traps Hill, Loughton



We are delighted to present Bordersmead, one of Loughton's most distinguished residential properties, now available on the open market for the first time in nearly six decades. Originally constructed in the 1930s, this grand six-bedroom residence was masterfully designed by the acclaimed local architects Tooley and Foster, whose legacy of timeless elegance and thoughtful design is evident throughout.

Set on an elevated and commanding corner plot, the home is nestled within beautifully matured and landscaped gardens, offering privacy, prestige, and a sense of tranquillity rarely found in such a central location. The total site spans approximately 0.43 acres, with the principal residence extending to 3,766 sq ft. In addition, a fully boarded loft space provides a further 1,506 sq ft, bringing the total internal footprint to an impressive 5,272sq ft.

Prime Location & Exceptional Connectivity: Bordersmead enjoys close proximity to Loughton Central Line station and with views of the City of London from the upper floors this places London within easy reach for commuters, while the vibrant High Road offers an array of boutique shops, cafés, restaurants, and essential amenities just moments away.

A Once-in-a-Generation Opportunity: Properties of this calibre and provenance seldom come to market. Bordersmead represents a rare opportunity to acquire a home of architectural significance, generous proportions, and enduring charm in one of Loughton's most sought-after settings.

Viewings are strictly by appointment only and will be conducted with the utmost discretion.



With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



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 5272.00 sq ft | Type House - Detached | Style 1930's |
| Bedrooms 6 | Receptions 4 | Bathrooms 2 |
| Tenure Freehold | Local Authority EFDC | Tax Band G |

PLANS



FLOOR 1

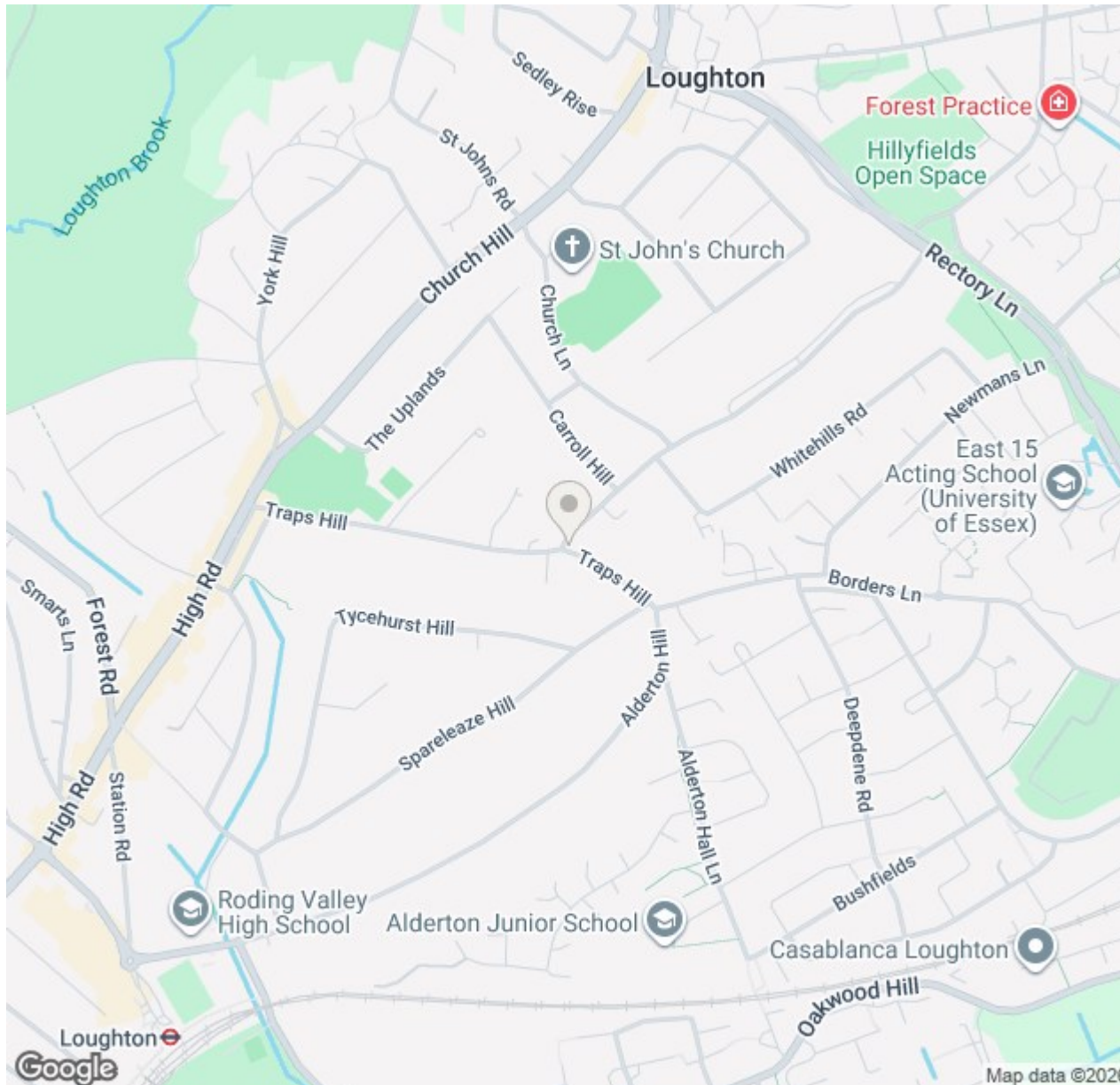


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1651 sq. ft, 153 m², FLOOR 2: 1661 sq. ft, 154 m²
 EXCLUDED AREAS: , PATIO: 355 sq. ft, 33 m²
 TOTAL: 3312 sq. ft, 308 m²



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 | | | |
| | | 50 | 65 |
| 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 | |

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