



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 Avenue, Loughton



elliott **E | J** james

# The Avenue, Loughton

“ Nestled in the highly sought-after location of The Avenue, Loughton, this splendid detached house offers a perfect blend of modern comfort and classic charm. Built in the 1970s, the property has been newly refurbished, ensuring that it meets the needs of contemporary living.

With five spacious bedrooms, this home provides ample space for families or those who enjoy hosting guests. The three reception rooms offer versatile areas for relaxation, entertainment, or even a home office, catering to a variety of lifestyles. The two bathrooms add convenience for busy mornings and family life.

The property boasts a generous garden, approximately 140 feet in length, providing a delightful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the house features parking for two vehicles, a valuable asset in this desirable area.

Convenience is key, as the property is located just 0.3 miles from the underground station, making commuting to London and beyond a breeze. The heating system is equipped with a new WiFi remote monitor control system, allowing for easy management of your home's temperature.

Situated close to the high street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. This home is not just a property; it is a lifestyle choice in a vibrant community. With new wiring, plumbing, and a new boiler, this house is ready for you to move in and make it your own. Don't miss the opportunity to own this remarkable home in Loughton. ”

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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.



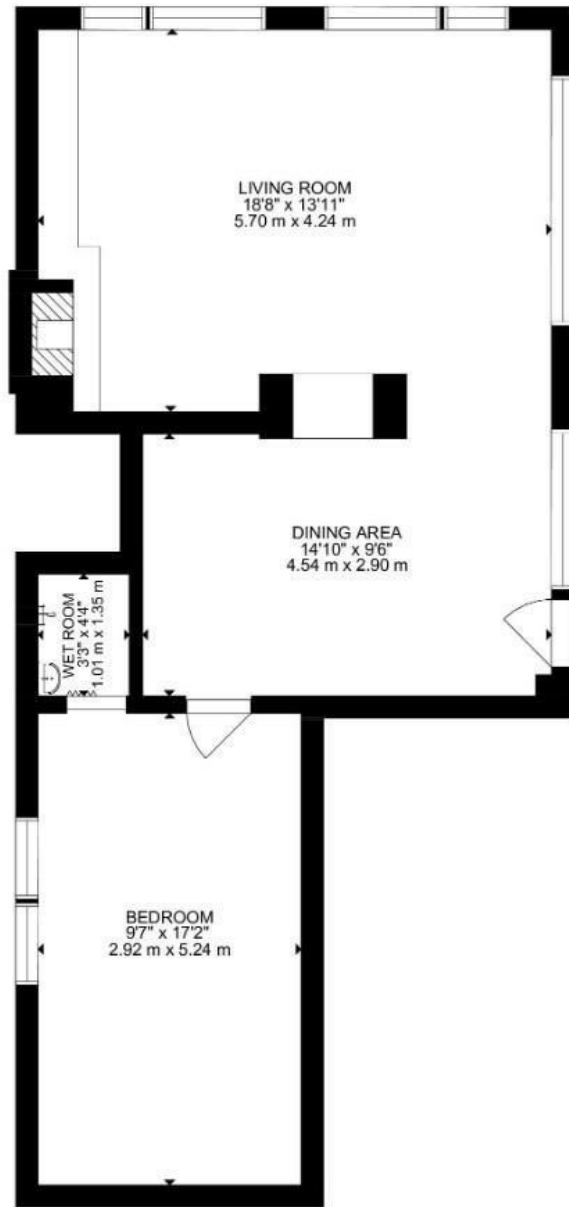
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 1807.00 sq ft	Type House - Detached	Style 1970-1979
Bedrooms 5	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

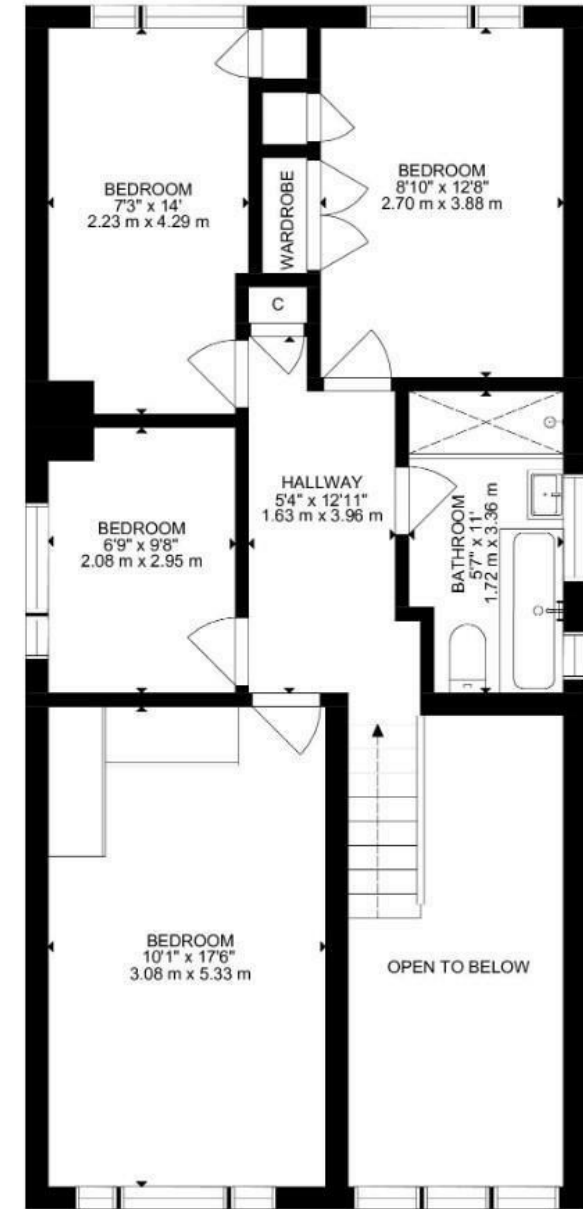
# PLANS



LOWER FLOOR



GROUND FLOOR

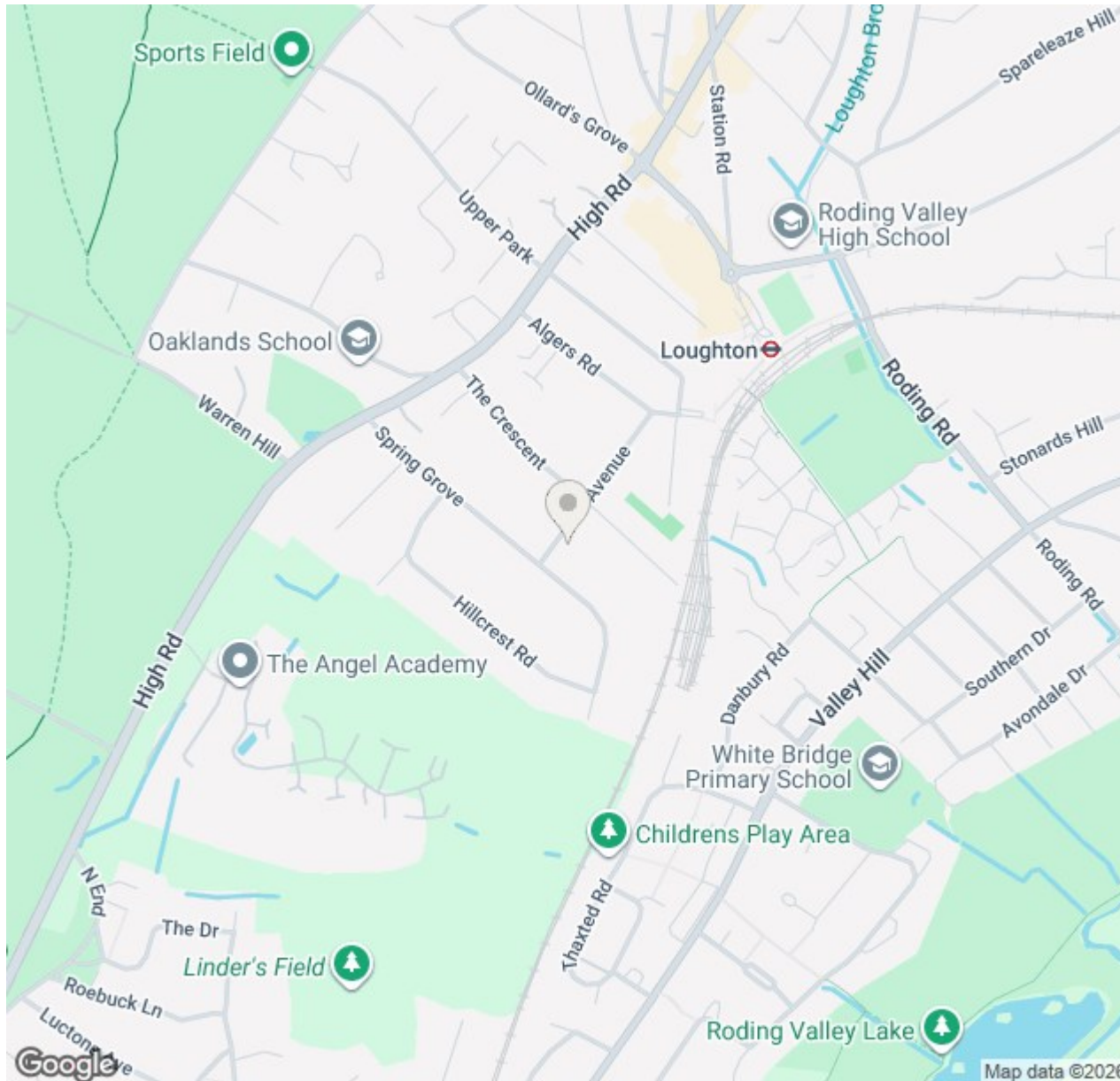


SECOND FLOOR

GROSS INTERNAL AREA  
 LOWER FLOOR: 55 m<sup>2</sup>, 592 SQ FT, GROUND FLOOR: 40 m<sup>2</sup>, 430 SQ FT,  
 SECOND FLOOR: 73 m<sup>2</sup>, 785 m<sup>2</sup>  
 TOTAL: 168 m<sup>2</sup>, 1807 SQ FT  
 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			
		28	71
<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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