

elliott  james

P R I M E   R E S I D E N T I A L

P R E S E N T S

Spring Grove, Loughton



elliott | J | James

# Spring Grove, Loughton

**\*\*CHAIN FREE\*\*** Nestled in the desirable area of Spring Grove, Loughton, this impressive detached house, built in the 1930s, offers a generous living space of 3,013 square feet. With six spacious bedrooms and four well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

Upon entering, you will be greeted by an abundance of natural light that flows through the multiple reception rooms, providing ample space for relaxation and entertainment. The recent modernization throughout the home ensures that it meets contemporary standards while retaining its charming character.

The property boasts a wonderful location, conveniently situated near local amenities and excellent transport links, making it ideal for those who commute or enjoy the vibrancy of nearby shops and restaurants. Additionally, the ample off-street parking, accommodating up to seven vehicles, along with a garage, adds to the convenience of this remarkable home.

This residence is not just a house; it is a perfect blend of modern living and classic elegance, making it an exceptional opportunity for anyone looking to settle in a sought-after area. Whether you are hosting gatherings in the expansive sitting rooms or enjoying quiet evenings in the comfort of your own space, this property truly has it all. Do not miss the chance to make this stunning house your new home.

The well appointed garden offers over 120 feet in space and also provides an incredible pool which is covered. Viewings are strictly by appointment only so please call us on 0208 0165 333 to book.

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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.



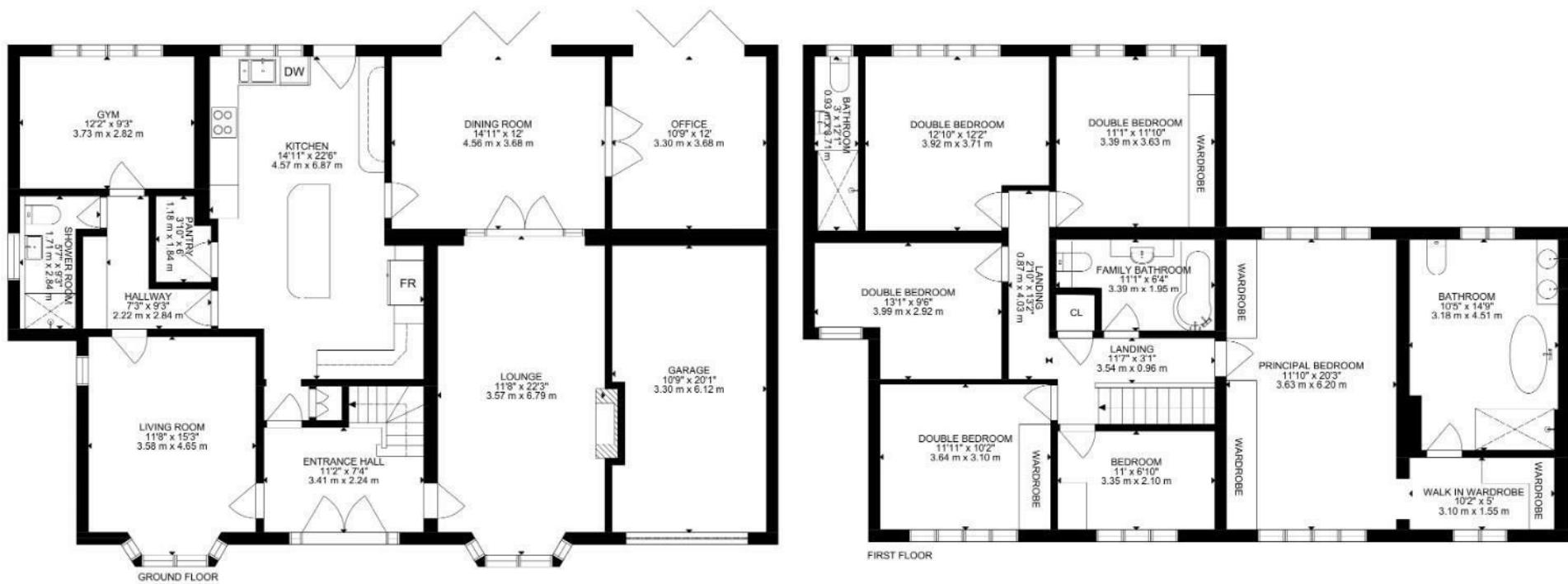
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

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Sqft 3013.00 sq ft	Type House - Detached	Style 1930's
Bedrooms 6	Receptions 5	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

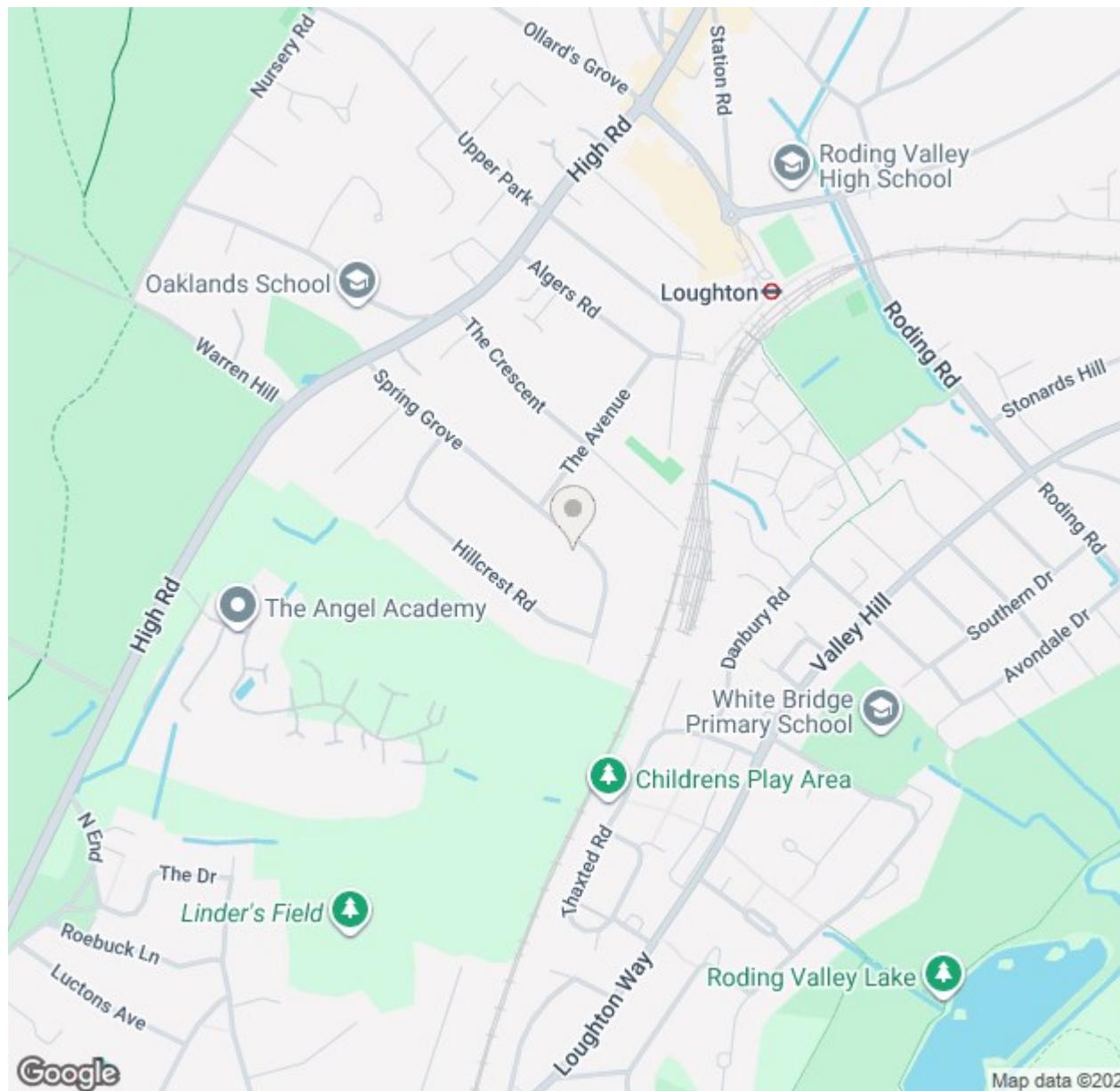
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 1453 SQ FT, 135 m<sup>2</sup>, FIRST FLOOR: 1345 SQ FT, 125 m<sup>2</sup>  
 GARAGE: 215 SQ FT, 20 m<sup>2</sup>  
 TOTAL: 3013 SQ FT, 280 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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