



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

P R E S E N T S

Plot, St. Johns Road, Loughton



elliott E | J james

Plot, St. Johns Road, Loughton



Planning application number EPF/2395/25

Nestled in the prestigious area of Loughton, this exceptional off-plan detached house presents a remarkable opportunity for those seeking to create their dream home. Spanning an impressive 2,000 square feet, the property will boast a thoughtfully designed layout featuring three spacious reception rooms.

The new home will have four well-proportioned bedrooms offering with three modern bathrooms ensure convenience and comfort for all occupants. The property is designed to meet contemporary living standards, making it an ideal choice for discerning buyers.

As a new build, this home allows you the unique chance to personalise your living space to suit your tastes and lifestyle. The planning permission has already been granted, providing a seamless pathway to realising your vision. Additionally, the property includes off-street parking for two vehicles, a valuable feature in this sought-after location.

Loughton is renowned for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This development opportunity not only promises a beautiful home but also the chance to invest in a thriving area.

In summary, this off-plan project on St. Johns Road is a rare find, offering the perfect blend of space, style, and location. Whether you are looking to build your own home or invest in a prestigious property, this is an opportunity not to be missed.



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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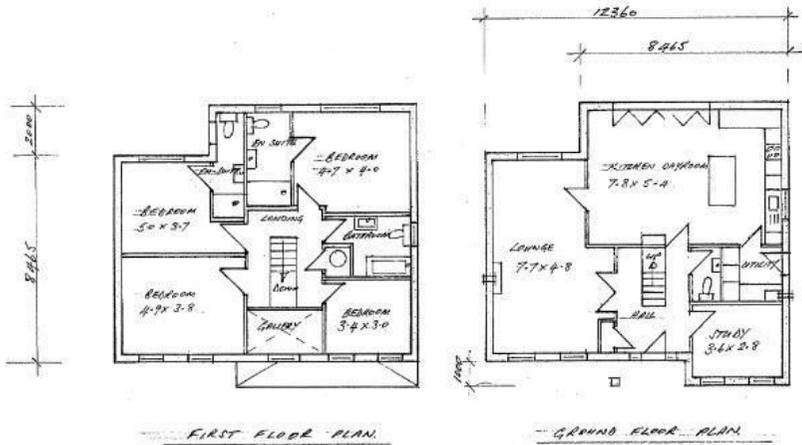
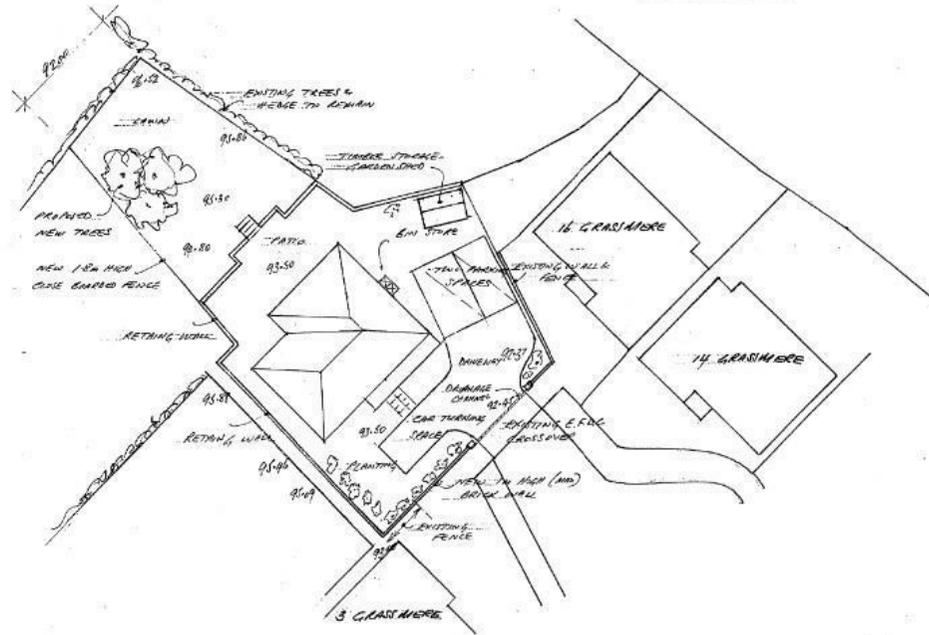
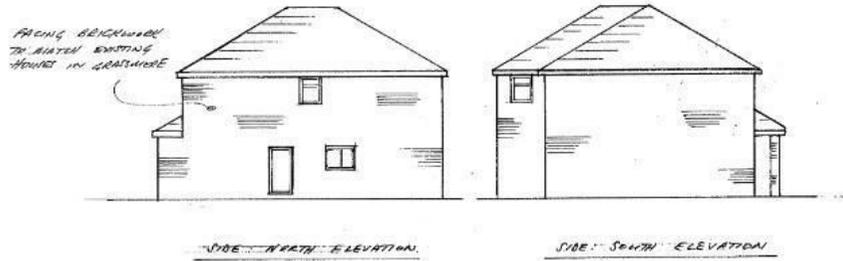
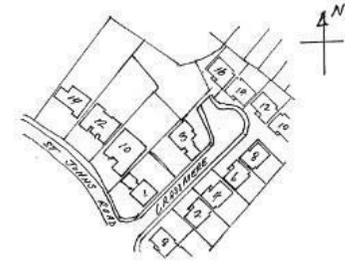
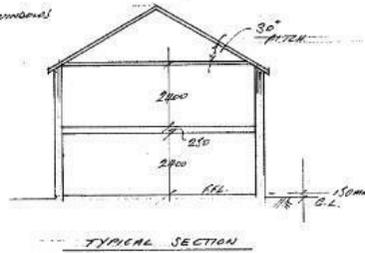
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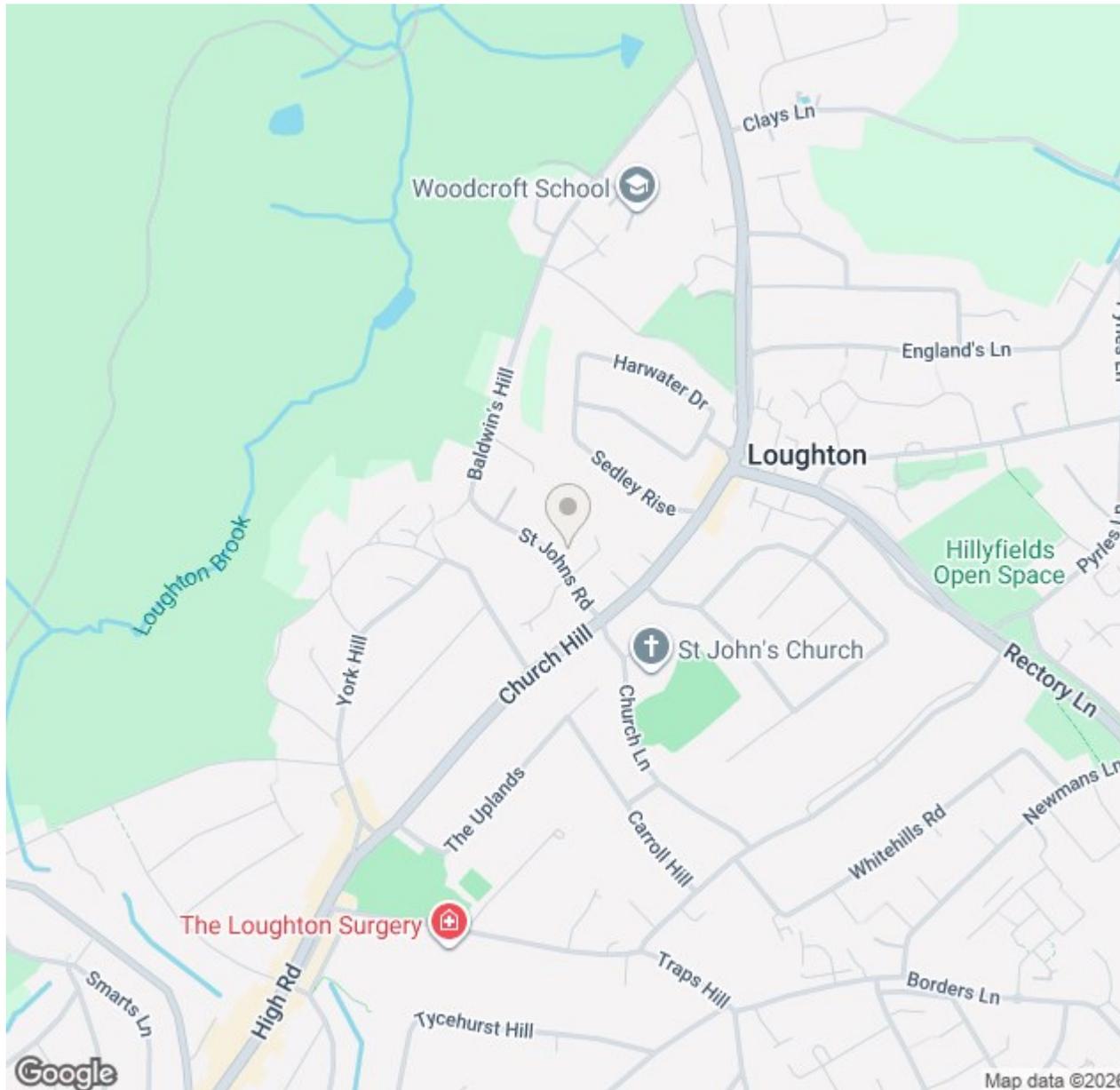
Sqft 2000.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band New Build

PLANS



2 EN 2/7/13 STAFF PLOTTED AND LPA	
LAND ADJACENT TO	
NO 16 GRASSMERE	
FLOOR PLANS & ELEVATIONS	
& SECTION	
LOCATION PLAN & SITE PLAN	
PROPOSED FOUR BEDROOM	
DETACHED HOUSE	
SCALE 1:100	DATE 10.9.12
1:200	1:1250
MAIN SURV. CHAS.	DAVID W. I. A.

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			
		52	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	

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