



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

P R E S E N T S

St. Johns Road, Loughton



elliott E | J james

REAL

St. Johns Road, Loughton



Nestled in the sought-after area of St. Johns Road, Loughton, this charming detached house offers a wonderful blend of space and potential. Spanning an impressive 1,650 square feet, the property boasts two reception rooms. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking both convenience.

Built in 1955, the house retains a sense of character. The generous driveway accommodates parking for multiple vehicles, complemented by a garage for additional storage or vehicle protection.

One of the standout features of this property is the granted planning permission for an additional dwelling, allowing for the exciting opportunity to develop a four-bedroom house on the premises. This potential for expansion makes it an attractive prospect for those looking to invest in their future or create a multi-generational living space. - Planning application number EPF/2395/25

The desirable location of Loughton offers a vibrant community atmosphere, with local amenities, schools, and transport links within easy reach. This property not only provides a family home but also presents a unique opportunity for development in a prime area. Whether you are looking to settle down or explore investment possibilities, this house on St. Johns Road is a remarkable find.



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

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

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Sqft 1650.00 sq ft	Type House - Detached	Style 1955 + Off Plan
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band G

PLANS

SASH WINDOWS IN WHITE MPVC
THESE WILL BE AMENDED TO ENLIGHTEN WINDOW AFTER DEN N°3
IF REQUESTED BY L.P.A.

REPLINE RICHMOND GRAY TILES TO MATCH EXISTING FRONT IN GARAGE

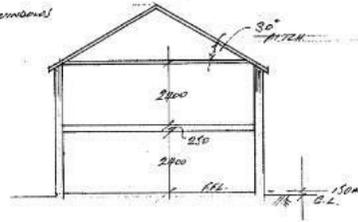
WHITE MPVC WINDOWS



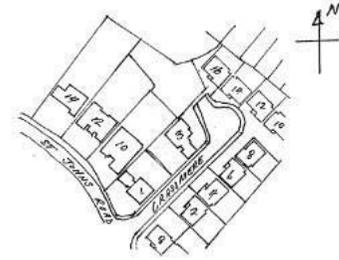
FRONT ELEVATION



REAR ELEVATION



TYPICAL SECTION



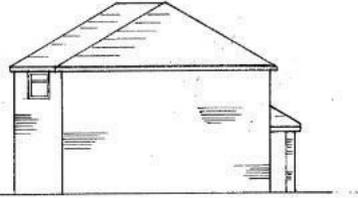
LOCATION PLAN

0 10 20 30 40 50m
SCALE: 1:1250

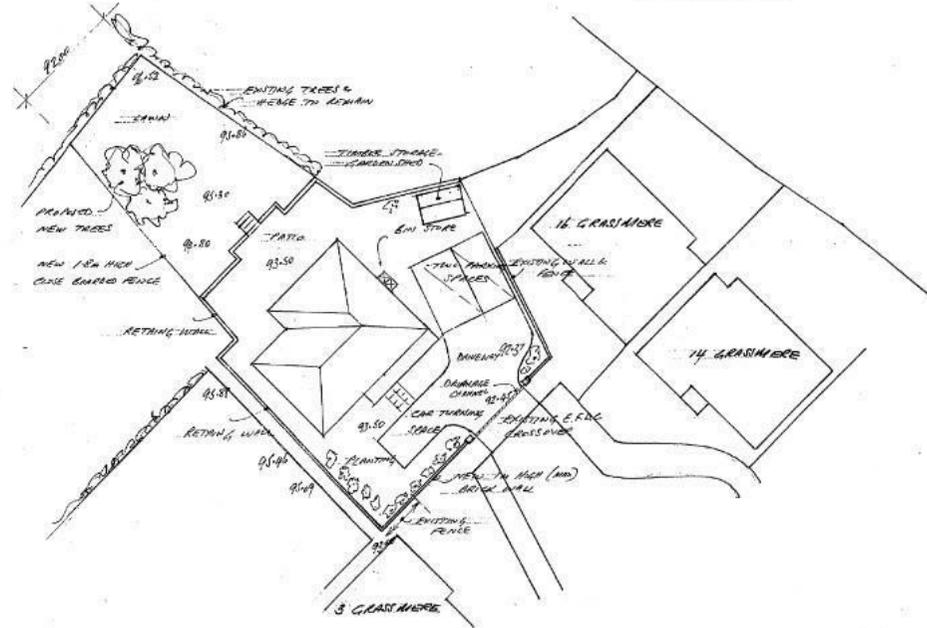
FACING BECAUSE TO MATCH EXISTING HOUSE IN GARAGE



FACE NORTH ELEVATION

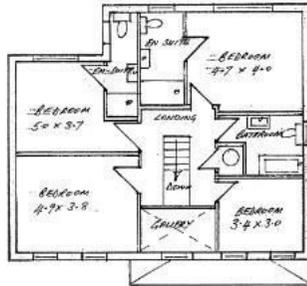


FACE SOUTH ELEVATION

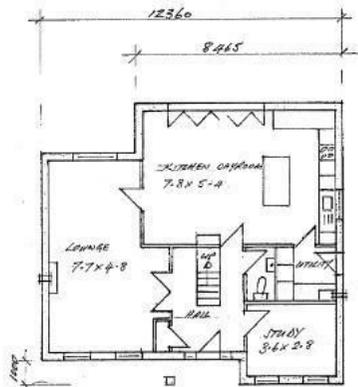


PROPOSED SITE PLAN

0 2 4 6 8 10 12
SCALE: 1:200



FIRST FLOOR PLAN



GROUND FLOOR PLAN

0 1 2 3 4 5 6 7m
SCALE: 1:100

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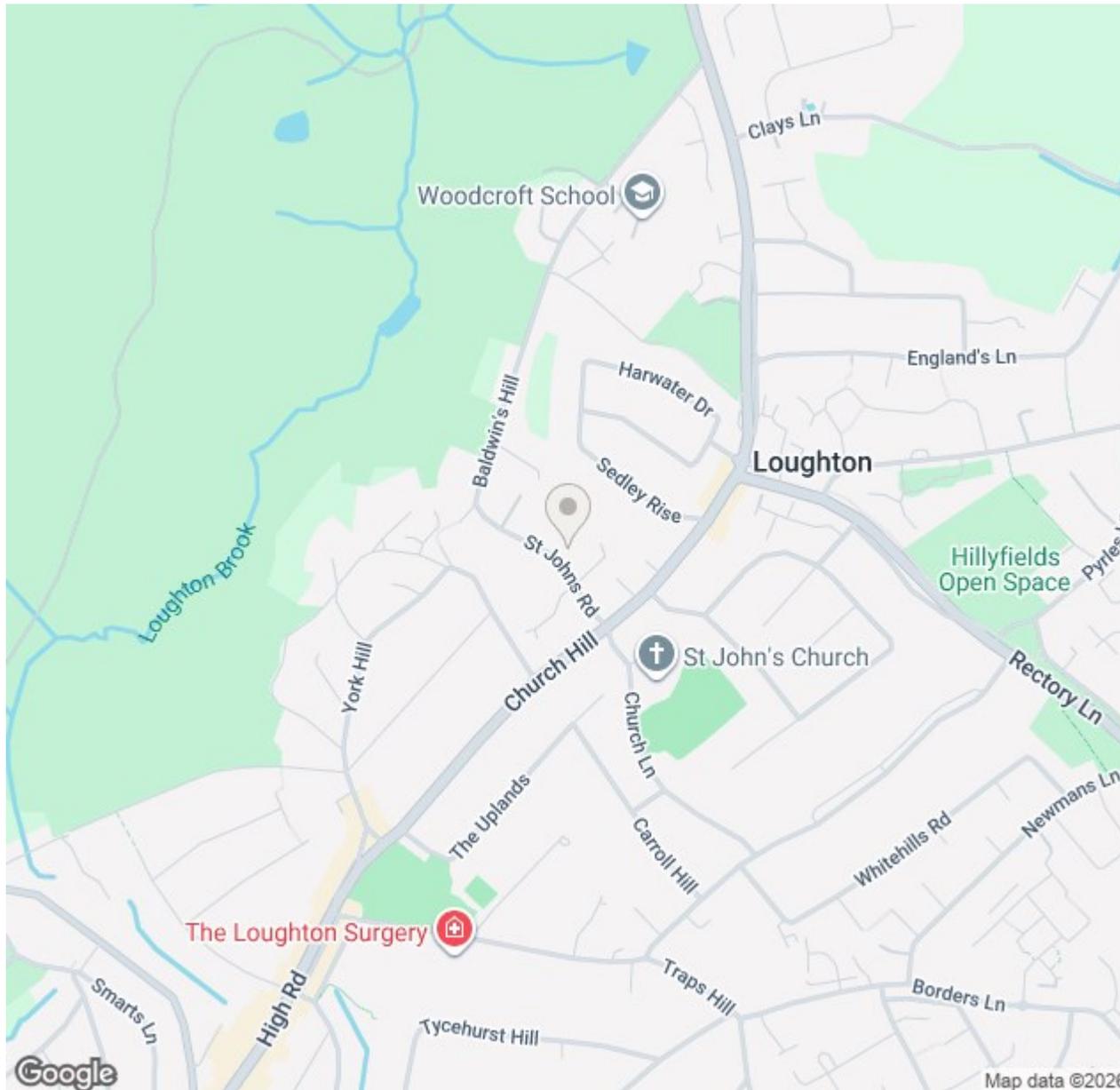
PRIME RESIDENTIAL

2/21/13 11:00 PM

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	11.12.10
DATE: 01.08.13	PLAN NO: 2a



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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165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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