



P R I M E   R E S I D E N T I A L

P R E S E N T S

Abbess Terrace, Loughton



## Abbess Terrace, Loughton

“ Guide Price £475,000-£500,000. Tucked away in a quiet residential setting, just a short distance from local amenities and transport links, is this well-presented three bedroom family home offering a practical and versatile layout across two floors.

The ground floor features a welcoming entrance hall with useful storage and a guest cloakroom. To the front, there is a bright and spacious kitchen/diner, providing ample worktop and cupboard space alongside room for dining, making it an ideal hub for everyday living. To the rear, the generous living room spans over 15ft and provides an excellent space for relaxing or entertaining, with direct access to the garden.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobe space and a modern en-suite shower room. A further double bedroom and a third bedroom, ideal as a nursery, guest room or home office, are served by a family bathroom. Additional storage is available from the landing.

Externally, the property enjoys a private rear garden, perfect for outdoor dining and family use, along with the added benefit of an allocated parking space.”

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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.



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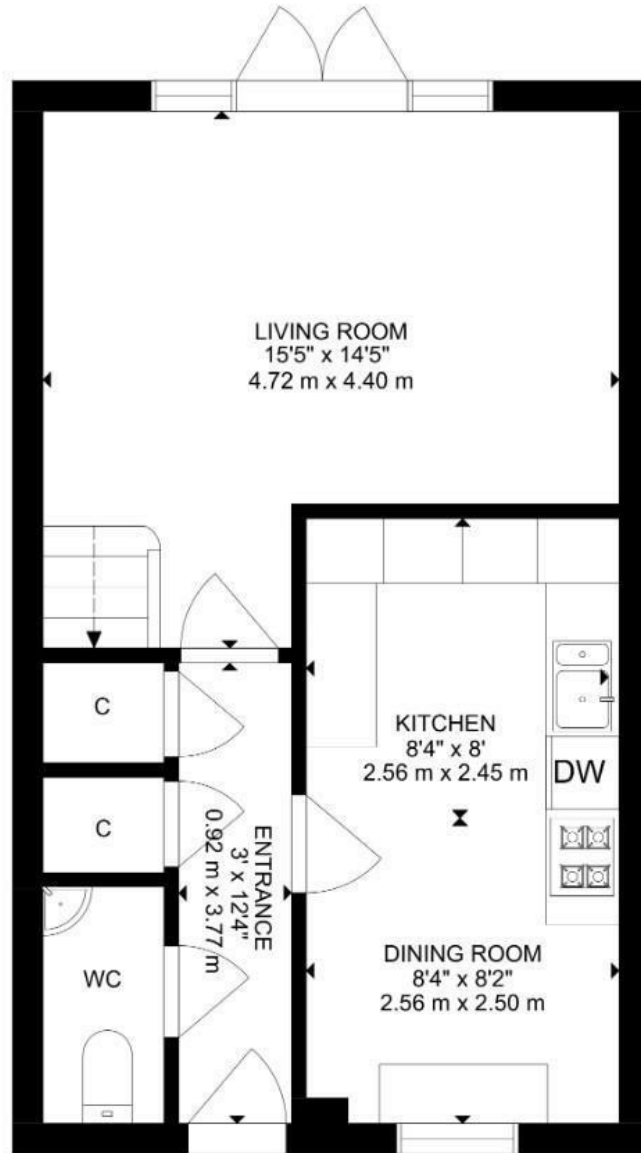
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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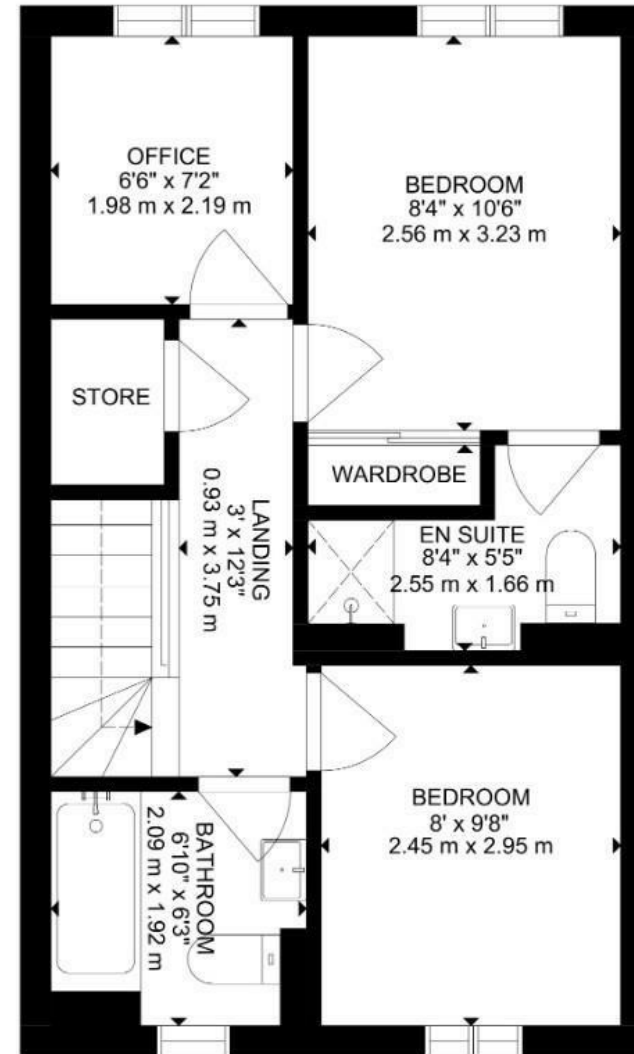
|                      |                             |                   |
|----------------------|-----------------------------|-------------------|
| Sqft<br>838.00 sq ft | Type<br>House - Mid Terrace | Style<br>New Home |
| Bedrooms<br>3        | Receptions<br>1             | Bathrooms<br>2    |
| Tenure<br>Freehold   | Local Authority<br>Epping   | Tax Band<br>D     |



# PLANS



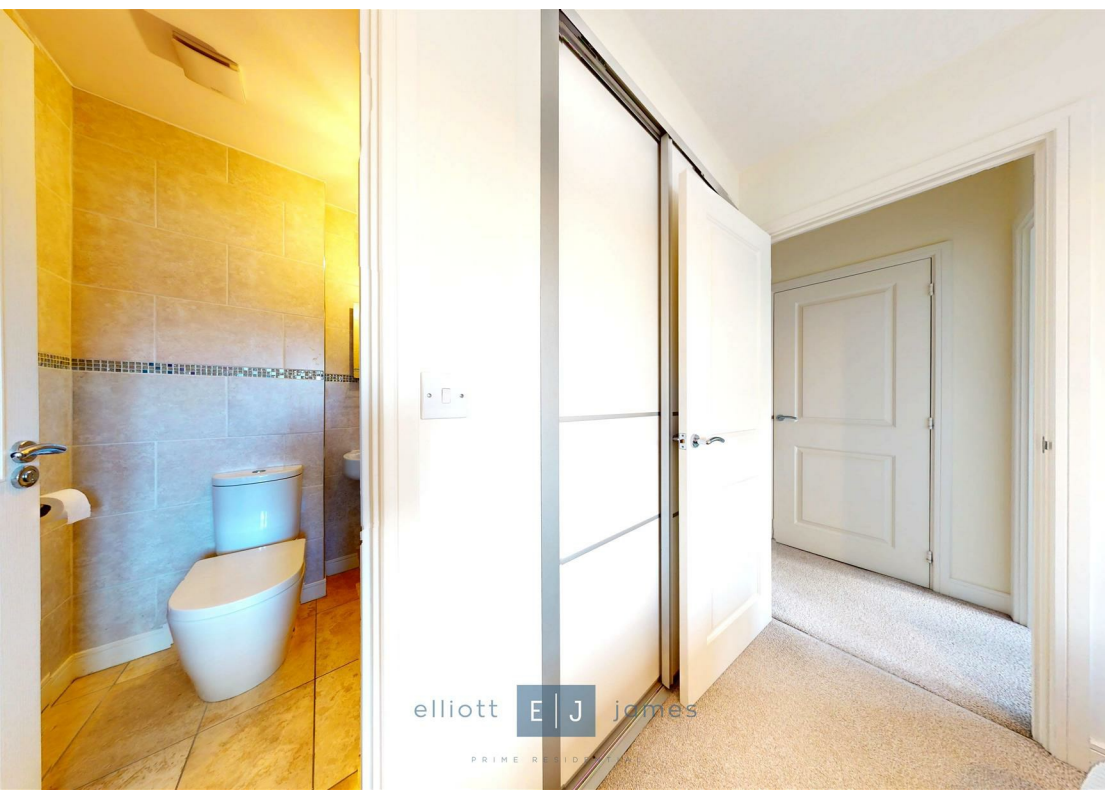
GROUND FLOOR



FIRST FLOOR

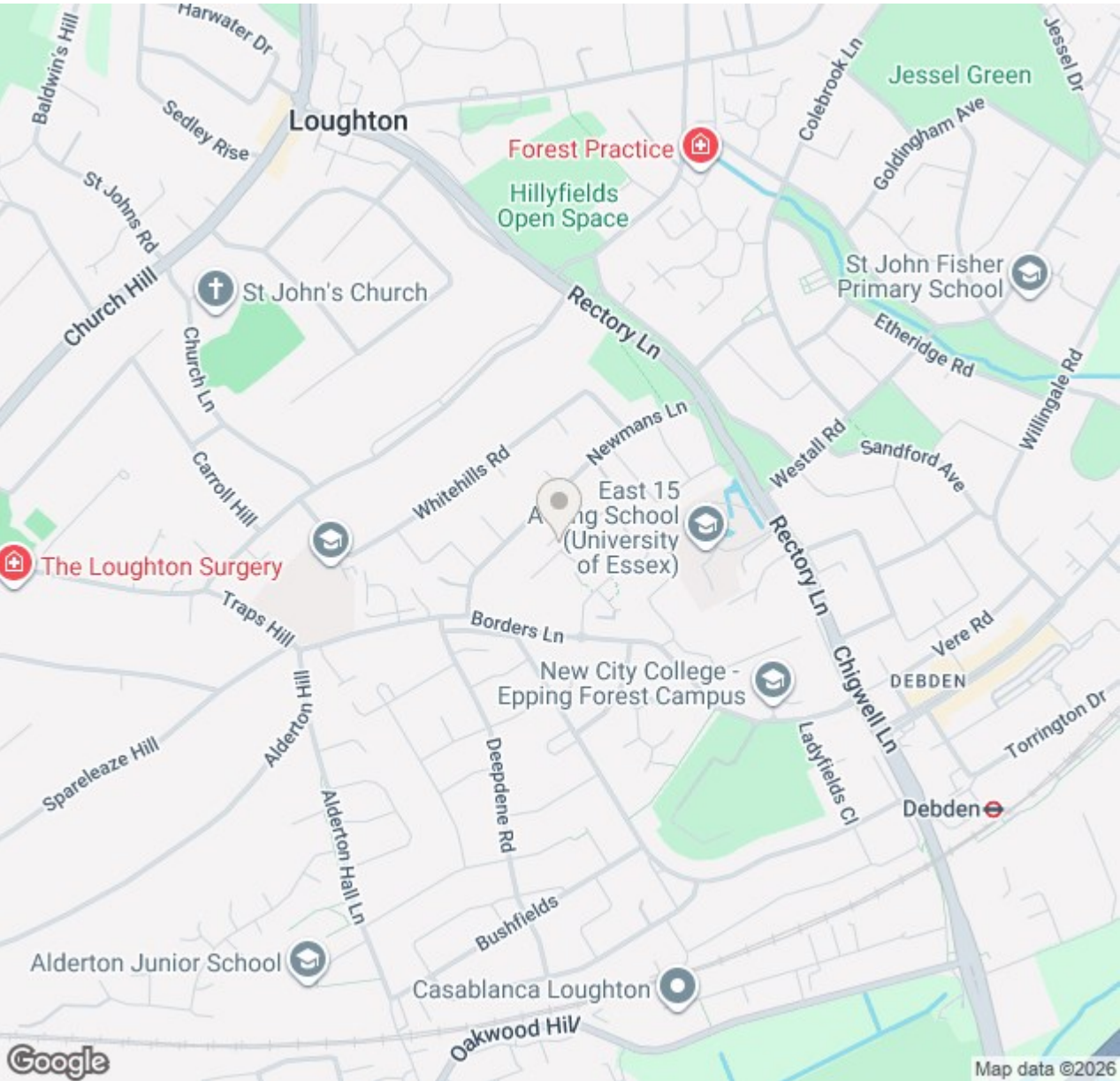
GROSS INTERNAL AREA  
 GROUND FLOOR: 39 m<sup>2</sup>, 419 SQ FT, FIRST FLOOR: 39 m<sup>2</sup>, 419 SQ FT  
 TOTAL: 78 m<sup>2</sup>, 838 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



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

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