



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

P R E S E N T S

Summerfield Road, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

# Summerfield Road, Loughton



Nestled on the desirable Summerfield Road in Loughton, this stunning detached family home offers a perfect blend of modern living and convenience. Built in 2012, the property boasts circa 2,000 square feet of well-presented space, making it an ideal choice for families seeking comfort and style.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. With four generously sized bedrooms, there is plenty of room for family members or guests, while the three well-appointed bathrooms ensure that morning routines run smoothly.

One of the standout features of this property is its fantastic location. Residents will enjoy easy access to local amenities, including shops and restaurants, as well as the convenience of a nearby central line station, making commuting a breeze. For those who appreciate the great outdoors, the proximity to the forest offers a wonderful opportunity for leisurely walks and outdoor activities.

Additionally, the property benefits from ample off-street parking, a valuable asset in this sought-after area. This home is not just a place to live; it is a sanctuary that combines modern comforts with a vibrant community atmosphere. Whether you are looking to settle down or invest, this well-appointed detached house is a remarkable find 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 1990.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band F

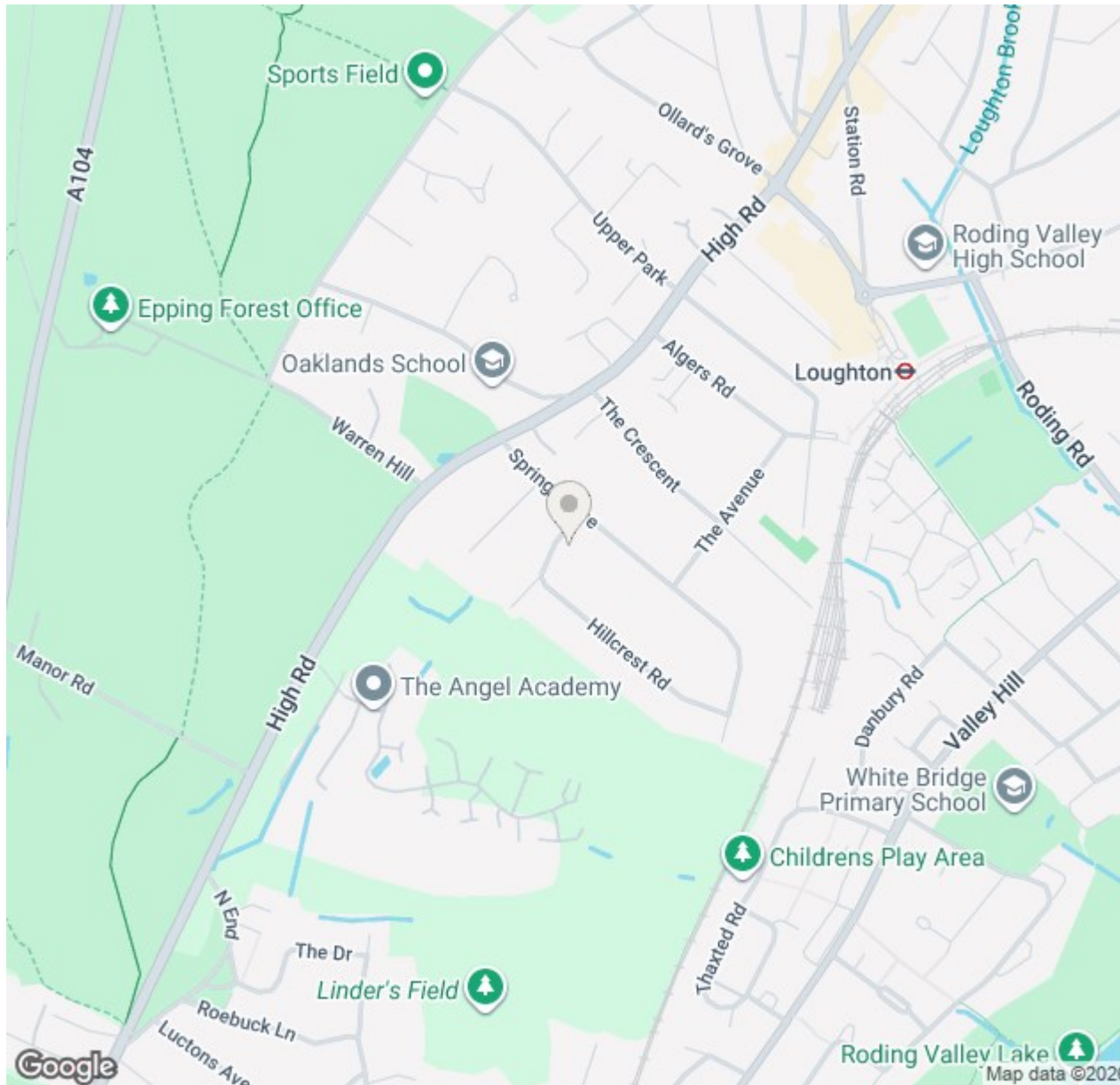
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 82 m2, 882 SQ FT, FIRST FLOOR: 70 m2, 753 SQ FT,  
 SECOND FLOOR: 33 m2, 355 SQ FT  
 TOTAL: 185 m2, 1990 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			
		79	86
<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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