



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

P R E S E N T S

Connaught Avenue, Loughton



elliott E|J james

PRIME RESIDENTIAL

# Connaught Avenue, Loughton



Nestled in the charming Connaught Avenue of Loughton, this exquisite Victorian detached house, built in 1873, offers a splendid blend of historical elegance and modern comfort. With five generously sized bedrooms, including a luxurious ensuite in the master suite, this property is perfect for families seeking both space and style.

The home boasts four inviting reception rooms, providing ample areas for relaxation, entertainment, and family gatherings. The large kitchen, enhanced by a stunning roof lantern, floods the space with natural light, creating a warm and welcoming atmosphere for culinary adventures and social occasions alike.

One of the standout features of this property is its expansive garden, a true oasis for outdoor enthusiasts and those who appreciate nature. Whether you envision summer barbecues, children's play areas, or simply a tranquil space to unwind, this garden offers endless possibilities.

Conveniently located just a few minutes' walk from Loughton High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

This remarkable Victorian home is a rare find, combining period charm with modern living, and is sure to appeal to those looking for a spacious and stylish family residence in a sought-after location. Don't miss the opportunity to make this splendid property your new home.



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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.



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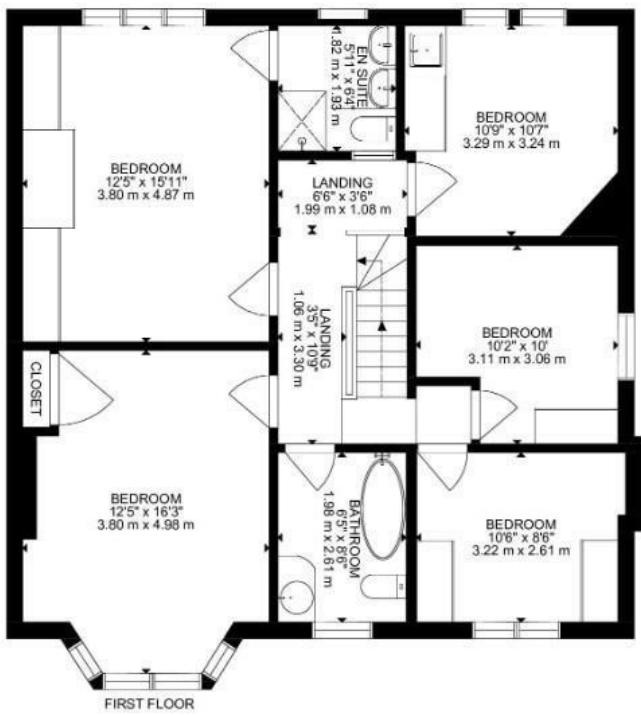
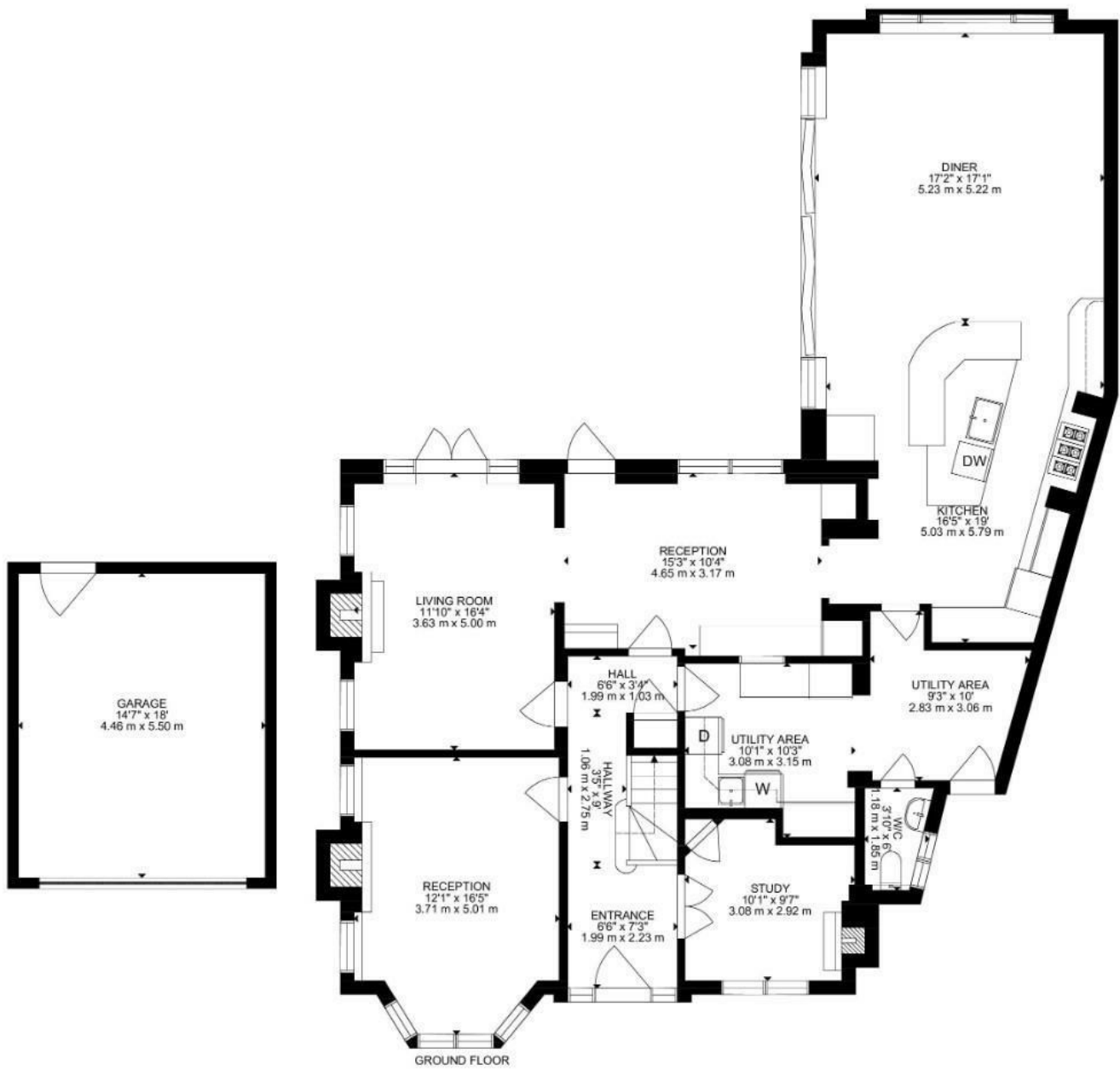


An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|-----------------------|----------------------------------|--------------------------|
| Sqft<br>3476.00 sq ft | Type<br>House - Detached         | Style<br>Victorian -1873 |
| Bedrooms<br>5         | Receptions<br>4                  | Bathrooms<br>3           |
| Tenure<br>Freehold    | Local Authority<br>Epping Forest | Tax Band<br>G            |

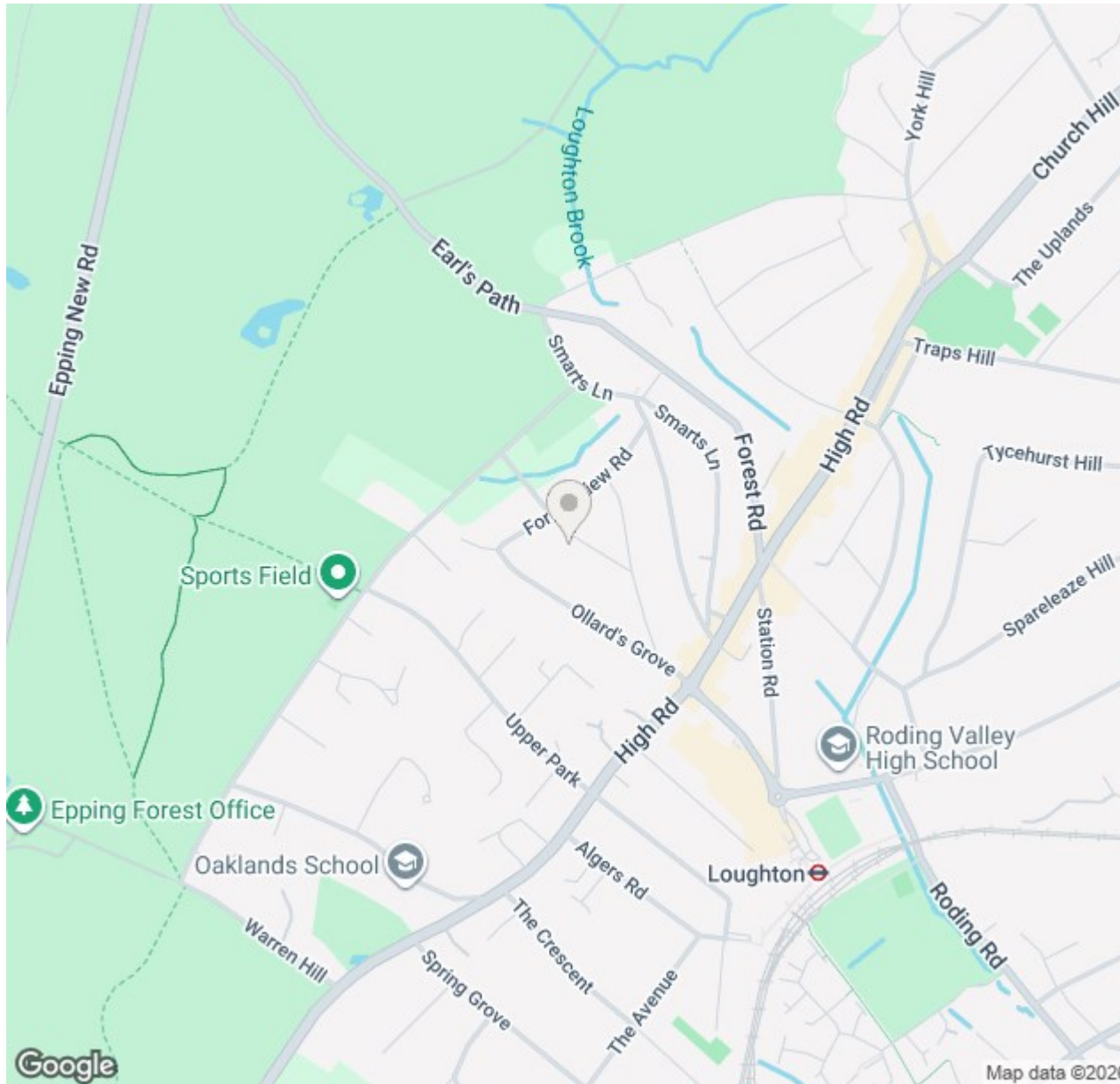
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 1582 SQ FT, 147 m<sup>2</sup>, FIRST FLOOR: 914 SQ FT, 85 m<sup>2</sup>,  
 SECOND FLOOR: 710 SQ FT, 66 m<sup>2</sup>, GARAGE: 270 SQ FT, 25 m<sup>2</sup>  
 TOTAL: 3476 SQ FT, 303 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) <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 |                         |           |
| <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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