



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

P R E S E N T S

Eleven Acre Rise, Loughton



elliott **E | J** james

Eleven Acre Rise, Loughton



Nestled in the desirable area of Eleven Acre Rise, Loughton, this magnificent five-bedroom detached home offers an impressive 6,045 square feet of luxurious living space. Perfectly situated close to Loughton High Road, residents will enjoy the convenience of local amenities while benefiting from a tranquil residential setting.

As you step inside, you will be greeted by beautifully decorated interiors that exude elegance and sophistication. The property boasts five spacious reception rooms, providing ample space for both relaxation and entertaining. Whether you are hosting a formal gathering or enjoying a quiet evening with family, these versatile living areas cater to all occasions.

The home features five well-appointed bedrooms, each designed to provide comfort and privacy. With five bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to unwind.

For those who enjoy leisure activities, the property includes a fantastic games room and a cinema, perfect for family movie nights or entertaining friends. The expansive layout allows for a variety of uses, making it an ideal choice for modern family living.

Outside, the stunning garden offers a serene escape, providing a beautiful backdrop for outdoor gatherings or simply enjoying the fresh air. Additionally, the property benefits from ample off-street parking, ensuring convenience for both residents and guests.

This exceptional home combines luxury, space, and a prime location, making it a truly remarkable opportunity for those seeking a distinguished lifestyle in Loughton.



With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



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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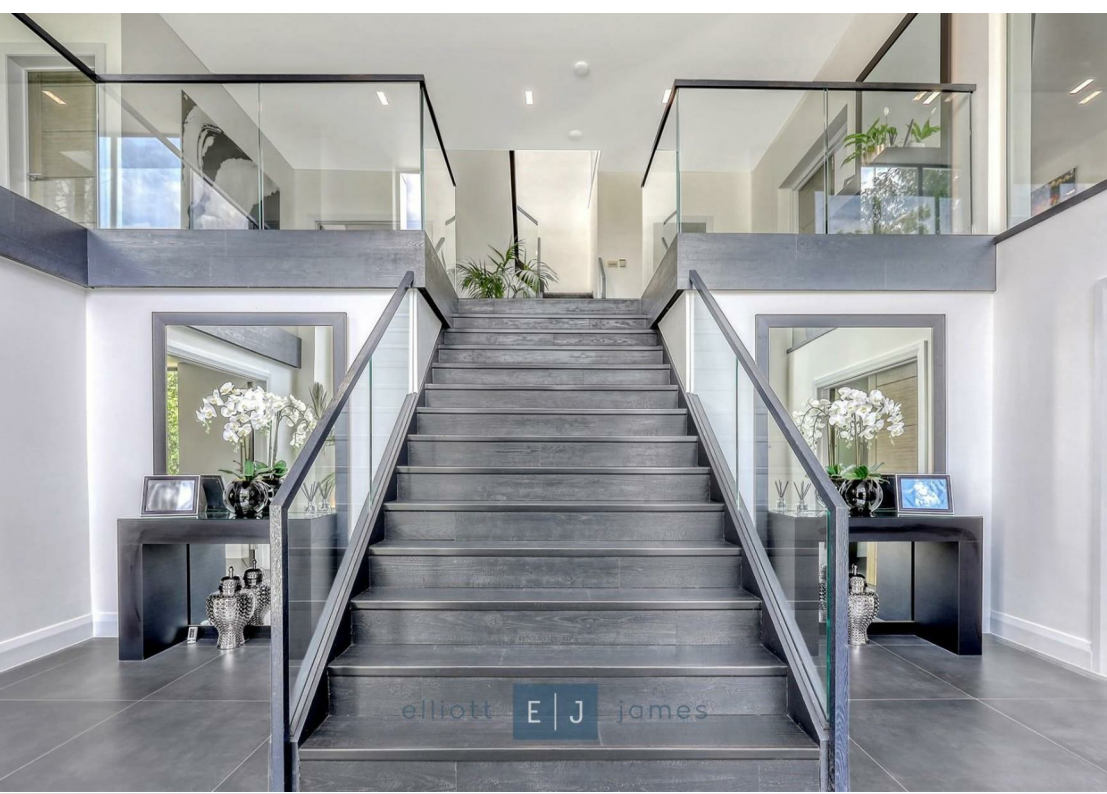
Sqft 6045.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band G



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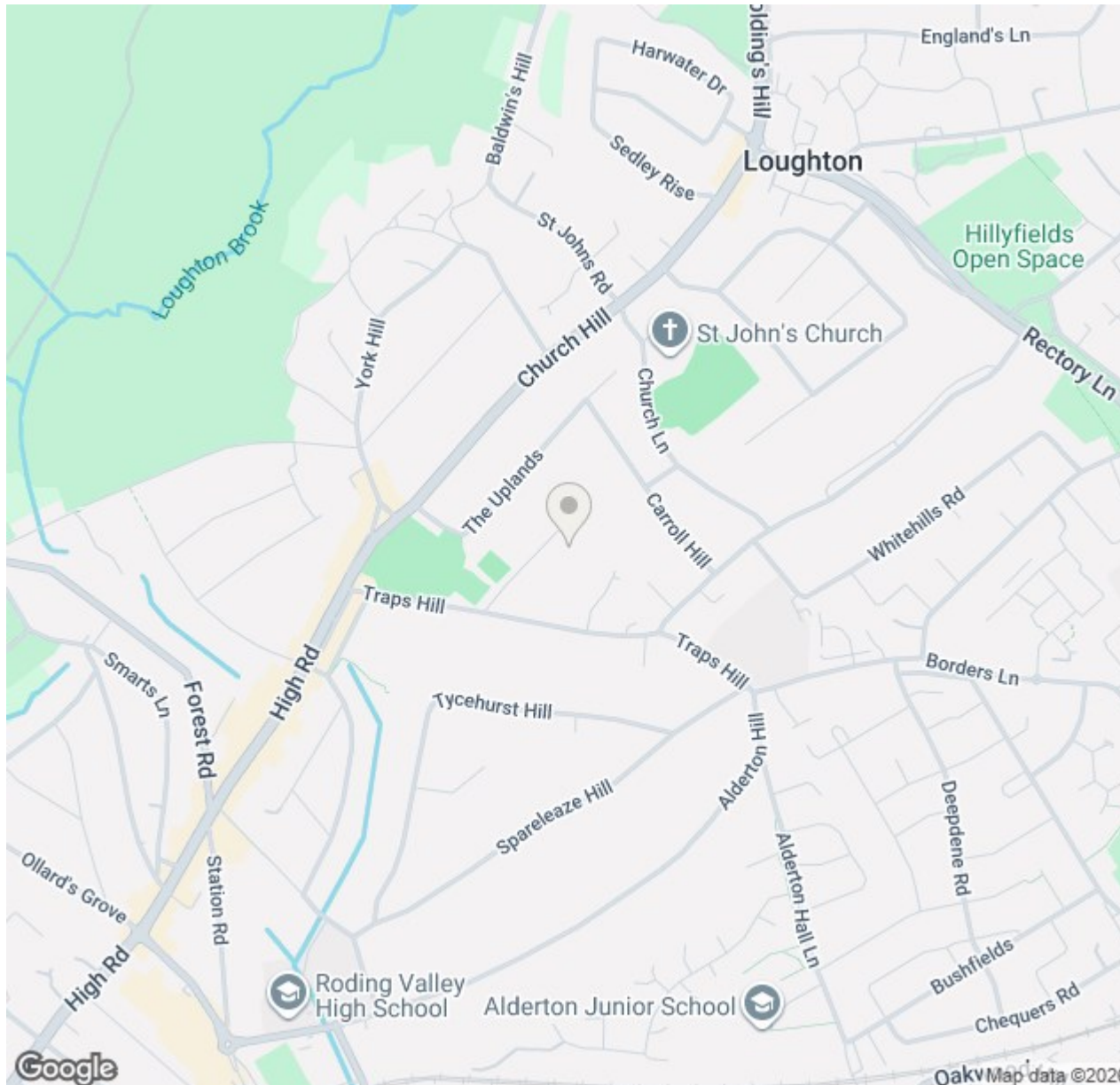




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MAP & EPC



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			
England & Wales		EU Directive 2002/91/EC	

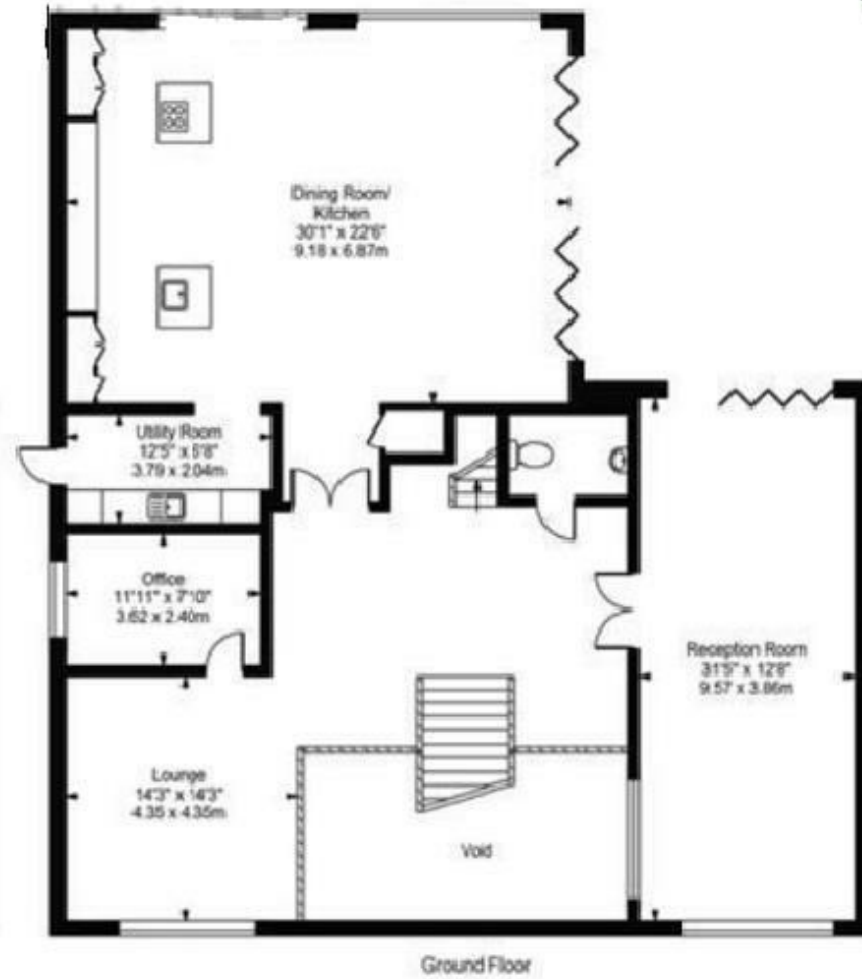
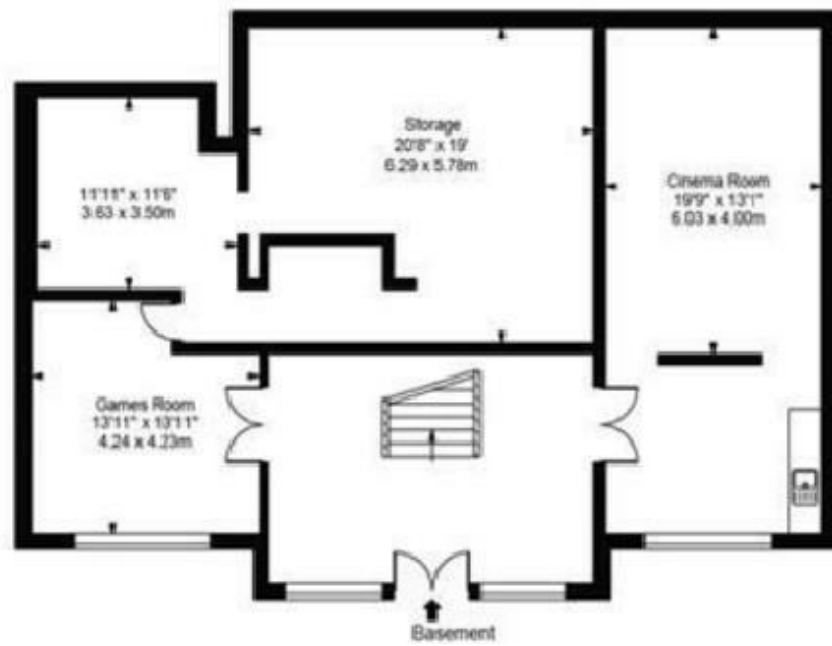
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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PLANS



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