



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

P R E S E N T S

Fairmeads, Loughton



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Nestled in the tranquil cul-de-sac of Fairmeads, Loughton, this charming semi-detached house offers a perfect blend of modern living and convenience. Built in 1998, this delightful three-bedroom home is designed to cater to the needs of contemporary families, providing ample space and comfort.

Upon entering, you will find a welcoming reception room that flows seamlessly into the rest of the home, creating an inviting atmosphere for both relaxation and entertaining. The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for all residents.

One of the standout features of this home is the converted garage, now transformed into a versatile gym space, perfect for those who value fitness and well-being. The modern interior is complemented by a lovely garden, providing an ideal outdoor retreat for family gatherings or quiet evenings.

Situated conveniently close to local amenities and the station, this property offers easy access to transport links, making it an excellent choice for commuters. Being chain-free adds to the appeal, allowing for a smooth transition into your new home.

This semi-detached house in Fairmeads is not just a property; it is a lifestyle choice, offering comfort, convenience, and a sense of community. Do not miss the opportunity to make this lovely home your own.



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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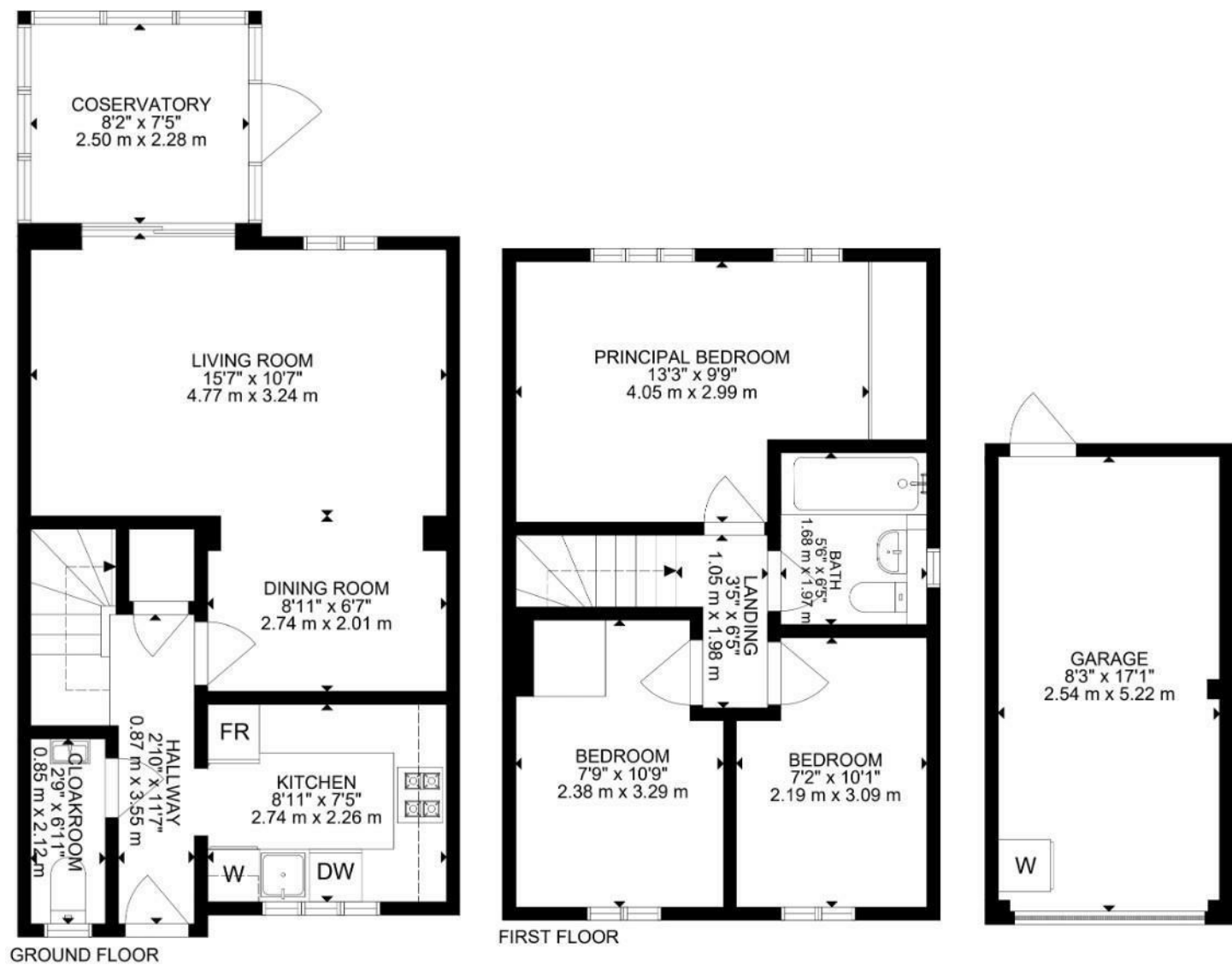
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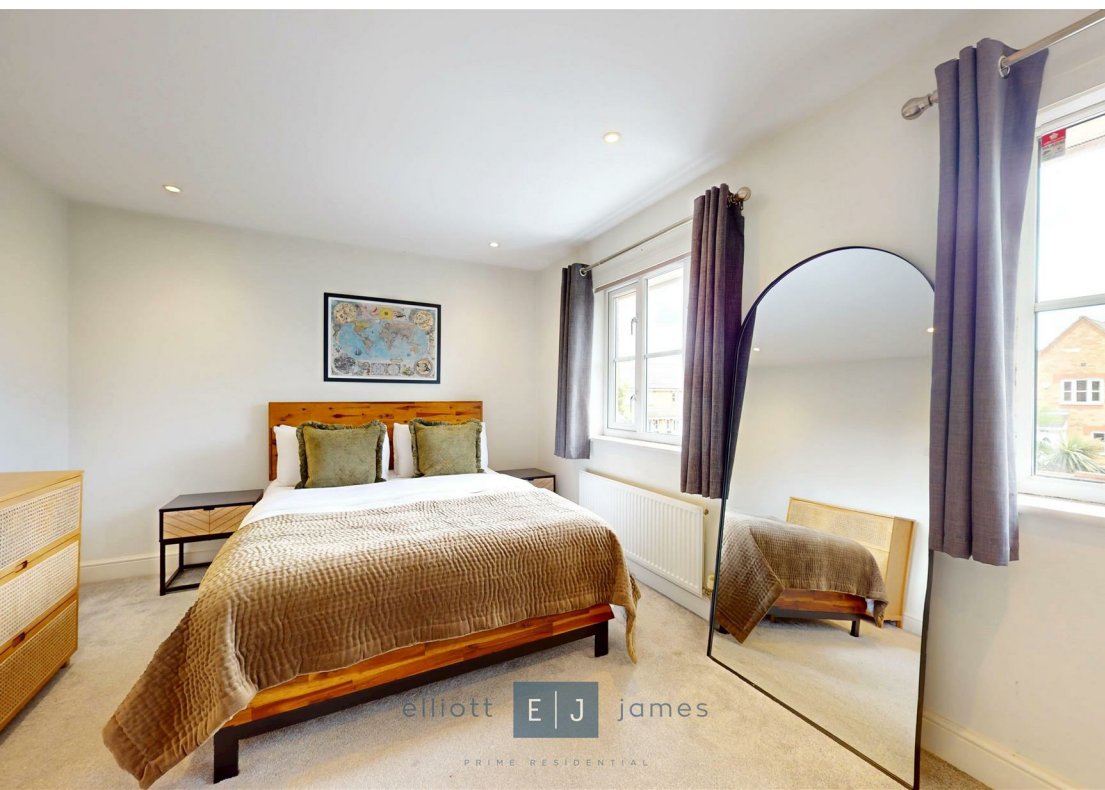
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Sqft 1065.00 sq ft	Type House - Semi-Detached	Style Modern Home
Bedrooms 3	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band E

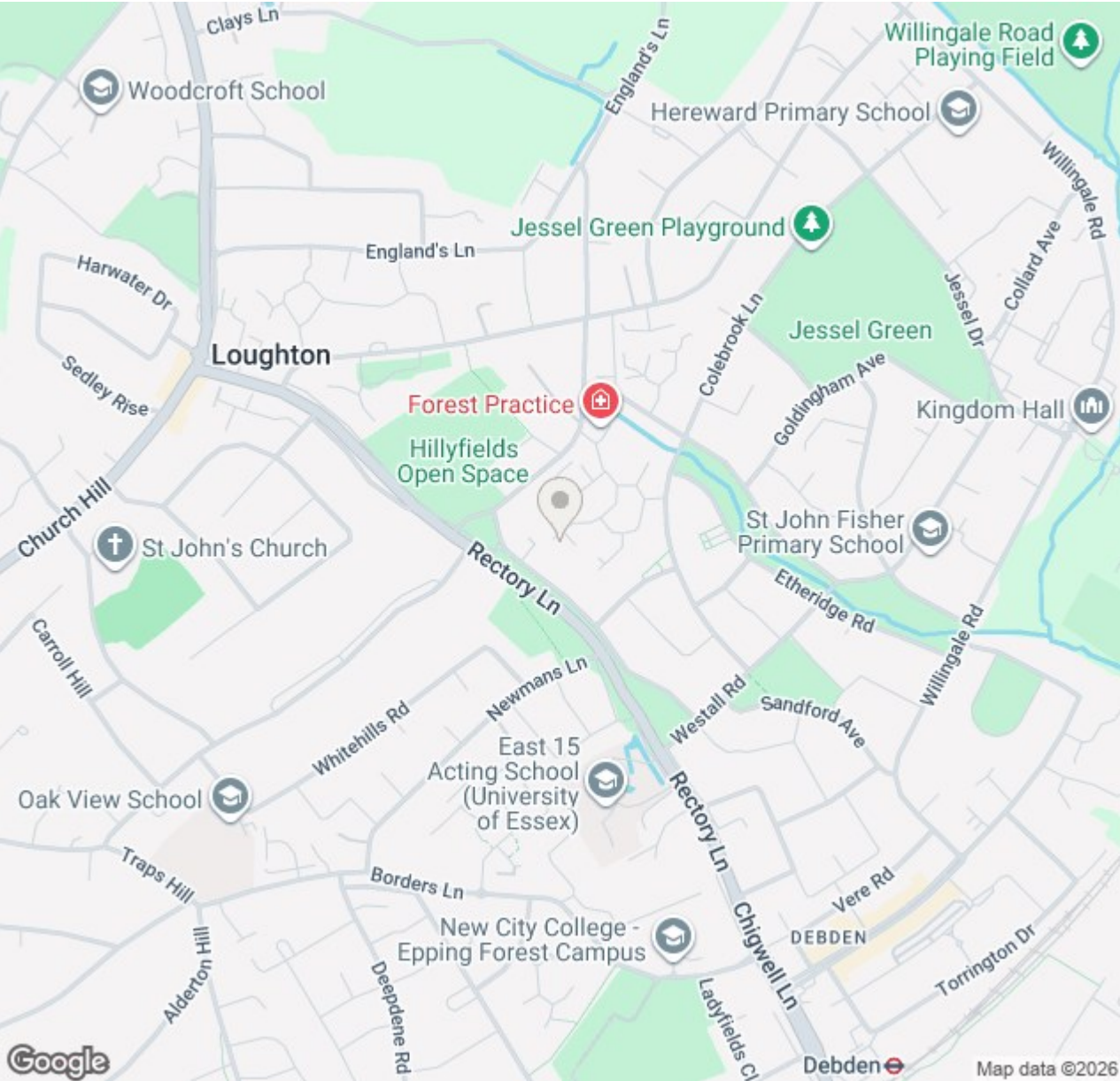
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 506 SQ FT, 47 m², FIRST FLOOR: 398 SQ FT, 37 m²,
 EXCLUDE AREA: GARAGE: 161 SQ FT, 15 m²
 TOTAL: 904 SQ FT, 84 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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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