



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

P R E S E N T S

Staples Road, Loughton



elliott E|J james

PRIME RESIDENTIAL

Staples Road, Loughton



Nestled on the charming Staples Road in Loughton, this stunning three-bedroom Victorian end terrace home, built in 1905, offers a perfect blend of modern living and classic elegance. The property boasts three spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

As you step inside, you will be greeted by the high ceilings and original features that characterise this delightful home, including beautiful fireplaces that add a touch of warmth and character. The well-maintained interiors provide a contemporary feel while respecting the property's historical charm.

The home comprises three generously sized bedrooms, providing ample space for family or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this property is the large garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The end terrace position offers additional privacy and space, making it an ideal family home.

Conveniently located, this property is just a short distance from Staples Road Primary School, local amenities, and the central line station, ensuring that everything you need is within easy reach. This Victorian gem is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this beautiful home your own.



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 1668.00 sq ft	Type House - End —	Style New Home
Bedrooms 3	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band E



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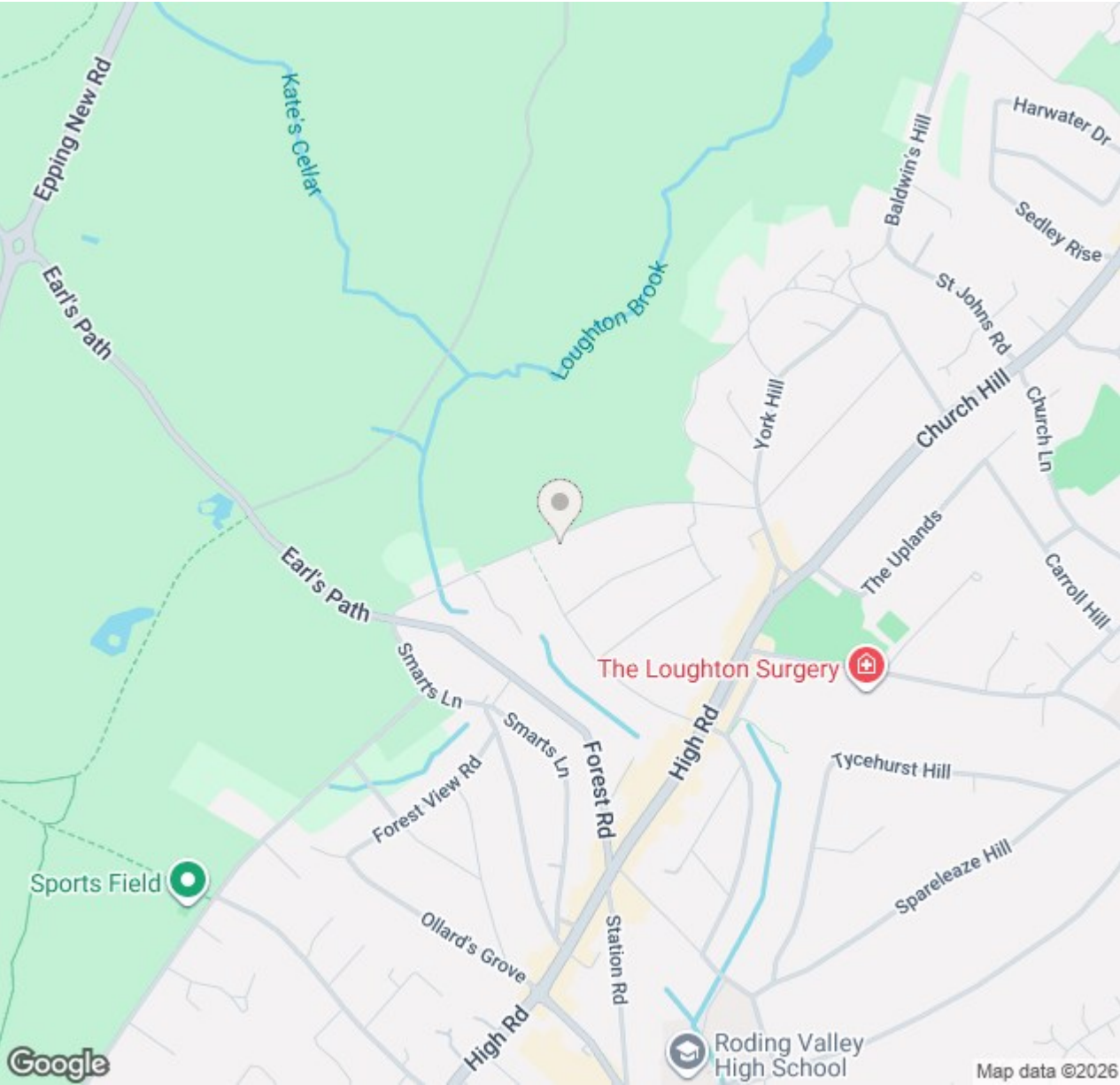
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MAP & EPC



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	

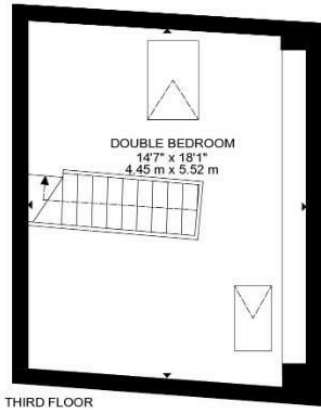
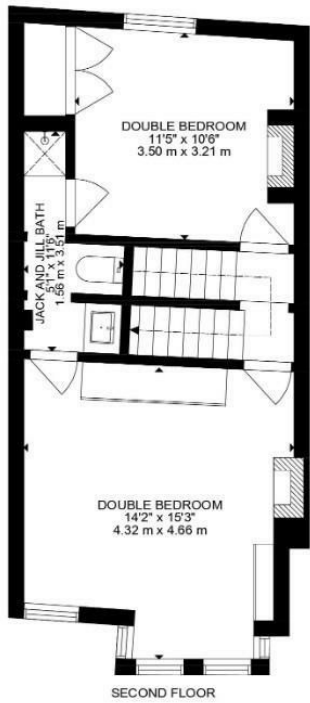
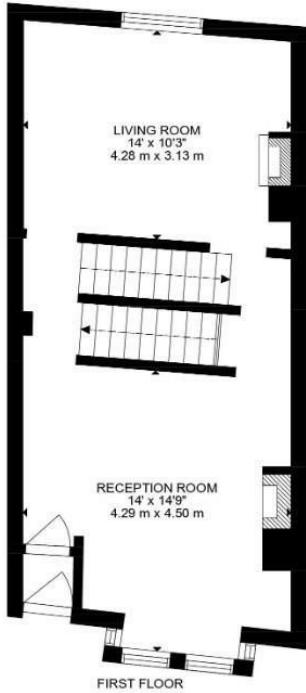
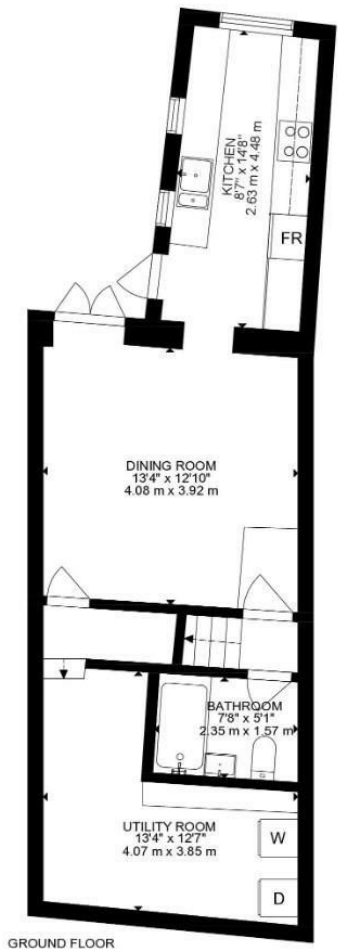
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 48 m², 516 SQ FT, FIRST FLOOR: 41 m², 441 SQ FT,
 SECOND FLOOR: 40 m², 430 SQ FT, THIRD FLOOR: 26 m², 279 SQ FT
 TOTAL: 155 m², 1668 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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