



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

P R E S E N T S

Nursery Road, Loughton



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Elliott James are delighted to offer this truly rare opportunity to purchase this magnificent executive family residence located opposite Epping Forest and within walking distance to Loughton Central Line station and the High Road with its wide variety of shops and eateries.

The property has been completely renovated to the highest specification by the current owners to include underfloor heating, Sonos entertainment system throughout and will appeal to the discerning buyer who appreciates the very best in design. The property is drenched in natural sunlight with the internal accommodation arranged over three floors with the ground floor offering a spacious entrance hall, dining room, formal living room with hand crafted entertainment unit with modern fireplace, bay windows and patio doors opening onto the rear garden. The bespoke open plan Mark Wilkinson Kitchen / family room comprises of central island unit, Miele appliances, bright sitting area with bi-fold doors leading onto the rear garden. Further benefits include a stunning marine fish tank and partially converted garage currently utilised as a separate utility room.

The second floor comprises of a spacious principal bedroom suite, featuring a dressing room and en-suite bathroom, two further double bedrooms featuring bespoke built-in-wardrobes, one of which also benefits from an en-suite bathroom and balcony access. The first floor staircase features a stunning feature window leading to the second floor where you will find two further double bedrooms with a separate modern family bathroom suite.

The rear garden features a bespoke wooden outbuilding designed by Crown Pavilions. This includes a gym with underfloor heating and purpose built covered entertainment room which includes a hot tub, bar and bespoke woodfired pizza oven. Further benefits are a bespoke water feature and a large patio area.

The property is located behind electric gates with the front driveway facilitating ample off-street parking



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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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 4192.00 sq ft	Type House - Detached	Style Modern
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

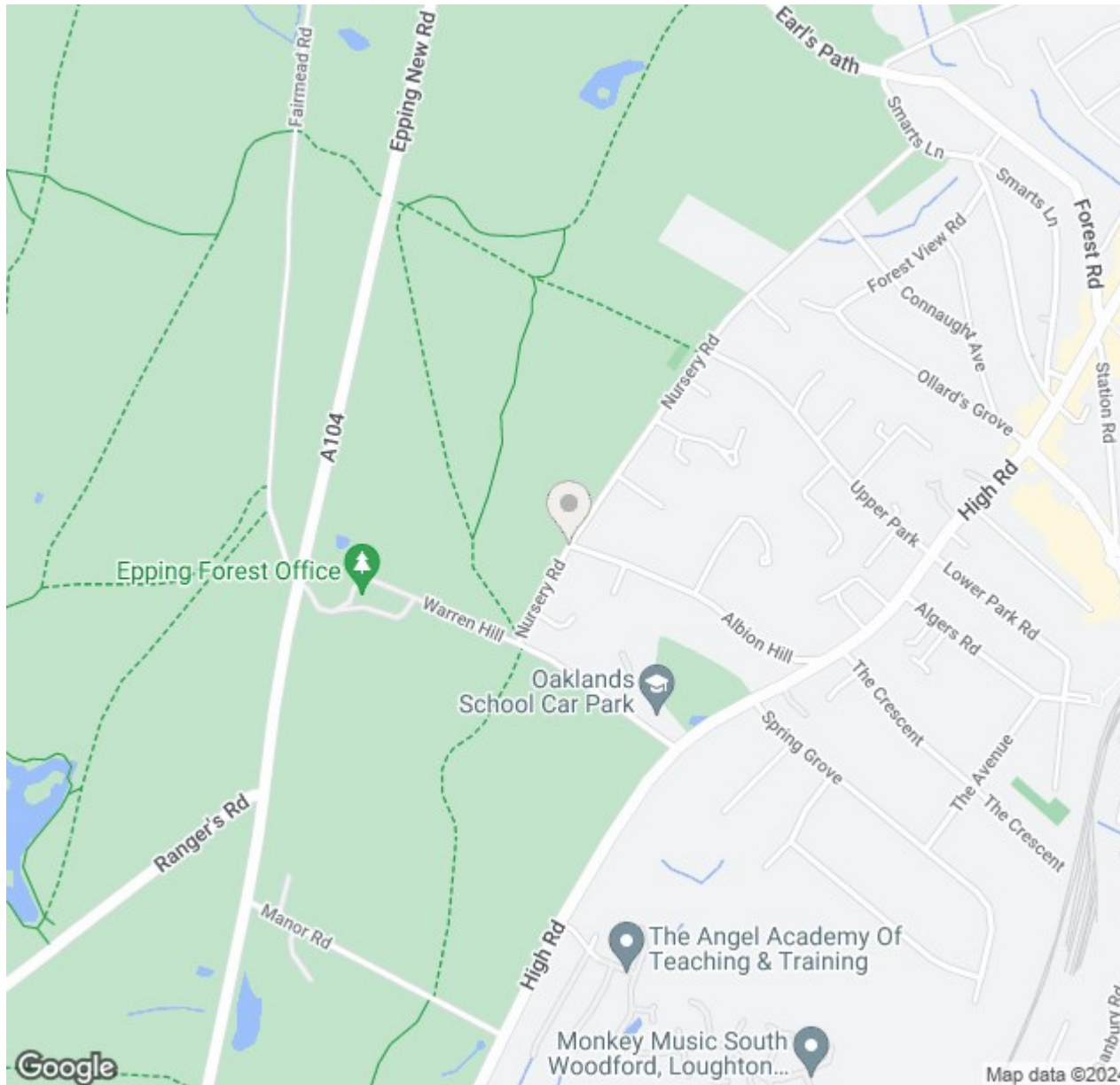








MAP & EPC



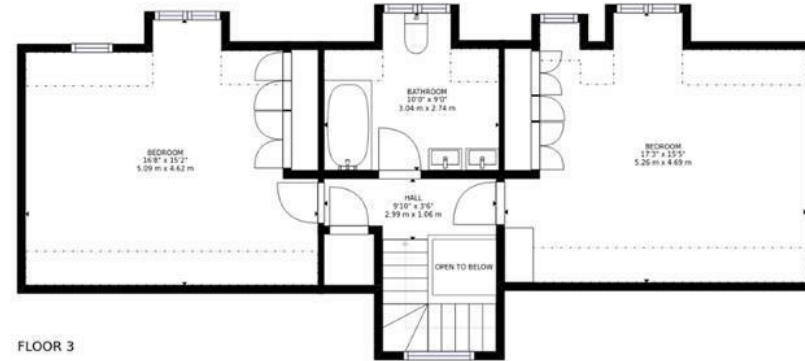
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	81
EU Directive 2002/91/EC			

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			

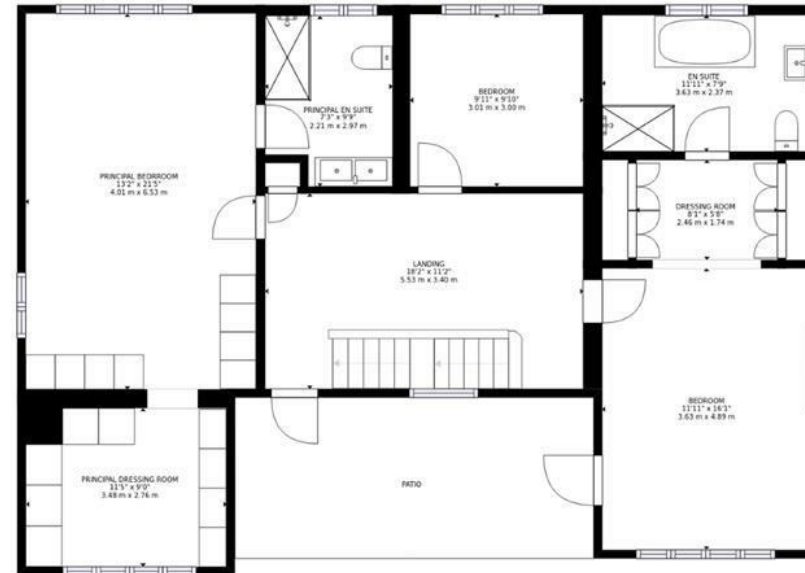
PLANS



FLOOR 1

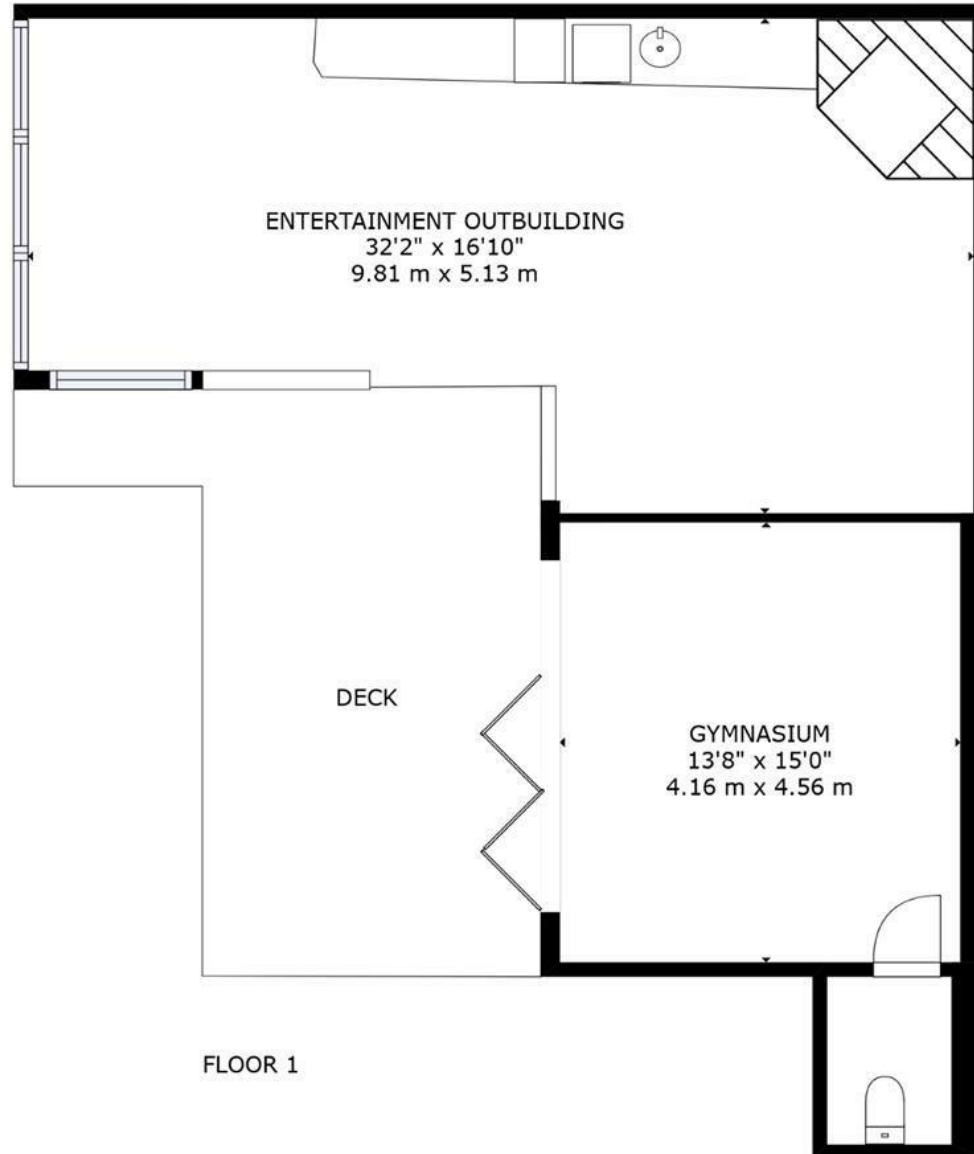


FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1490 sq. ft. 138 m², FLOOR 2: 1186 sq. ft. 110 m²
 FLOOR 3: 515 sq. ft. 48 m², EXCLUDED AREAS:
 CONSERVATORY: 110 sq. ft. 10 m², GARAGE: 191 sq. ft. 18 m²
 PATIO: 561 sq. ft. 52 m², REDUCED HEADROOM BELOW 1.5M: 121 sq. ft. 11 m²
 TOTAL: 3191 sq. ft. 296 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 698 sq. ft, 65 m², EXCLUDED AREAS:
DECK: 253 sq. ft, 23 m²
TOTAL: 698 sq. ft, 65 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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