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

P R E S E N T S

The Avenue, Loughton



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The Avenue, Loughton



Elliott James is delighted to welcome to the market this beautiful four-bedroom detached family home located on one of Loughton's most sought-after turnings. Only moments away from Epping Forest, Loughton High Road with its wide selection of shops and social amenities and Central Line Station offering quick and direct access into London.

Presenting a plethora of welcoming character features this family home offers just below 1,700 square feet in internal living accommodation. The ground floor comprises of a porch, entrance hallway, a generously proportioned reception room fitted with a log burner, a further reception room overlooking the garden, a modern kitchen leading into the dining room with built in sky lights, downstairs cloakroom, utility room and garage with side access to the garden.

The bright first floor landing leads to two well-proportioned double bedrooms, a single bedroom which is currently utilised as a study and spacious family bathroom. This floor is completed with a modern principal bedroom equipped with en-suite shower room. The attractive garden accommodates all, providing a good balance of lawn, shrubs, trees, a vegetable patch and patio spaces for al fresco dining. The garden is approximately 100 feet in length . There is off street parking on a private driveway.

The property is located within easy access of numerous, well regarded, state and independent schools including Oaklands and Staples Road Primary.



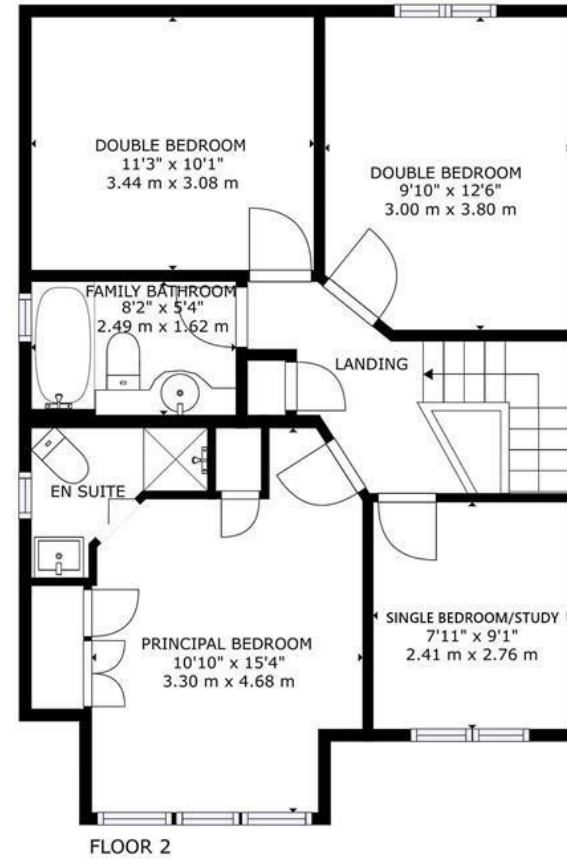
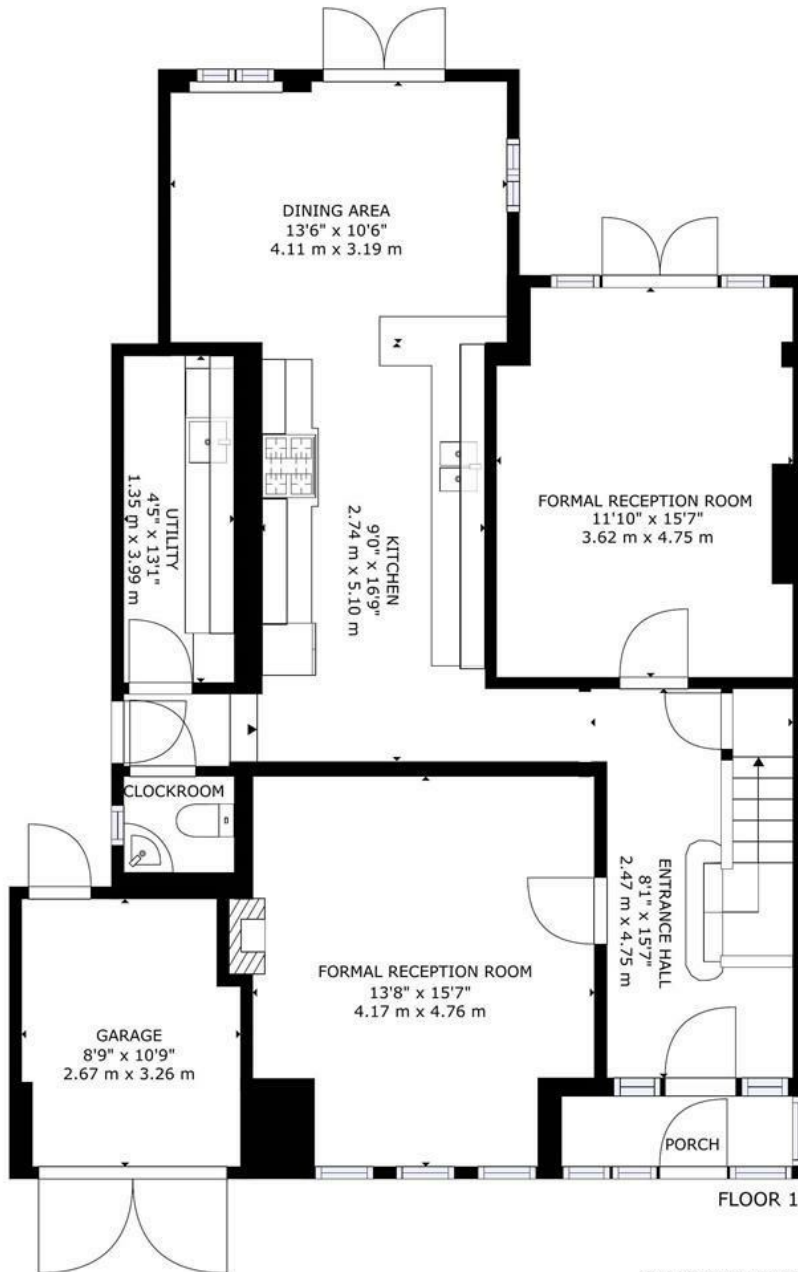
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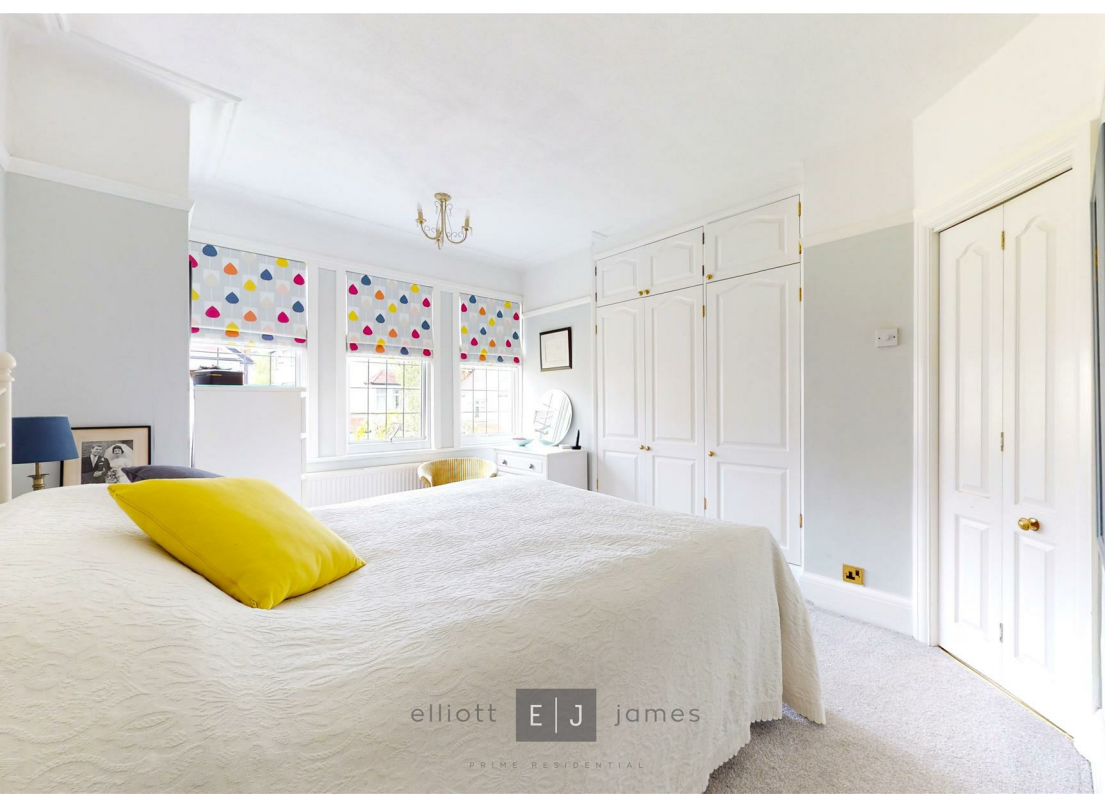
Sqft 1699.00 sq ft	Type House - Detached	Style 1920s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

PLANS

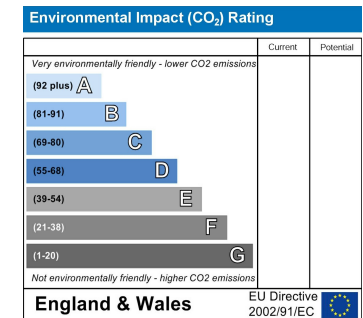
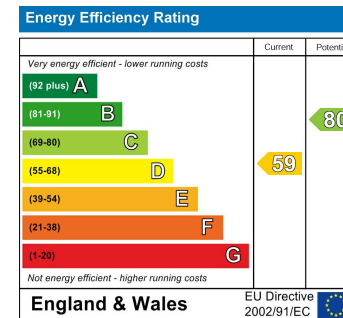
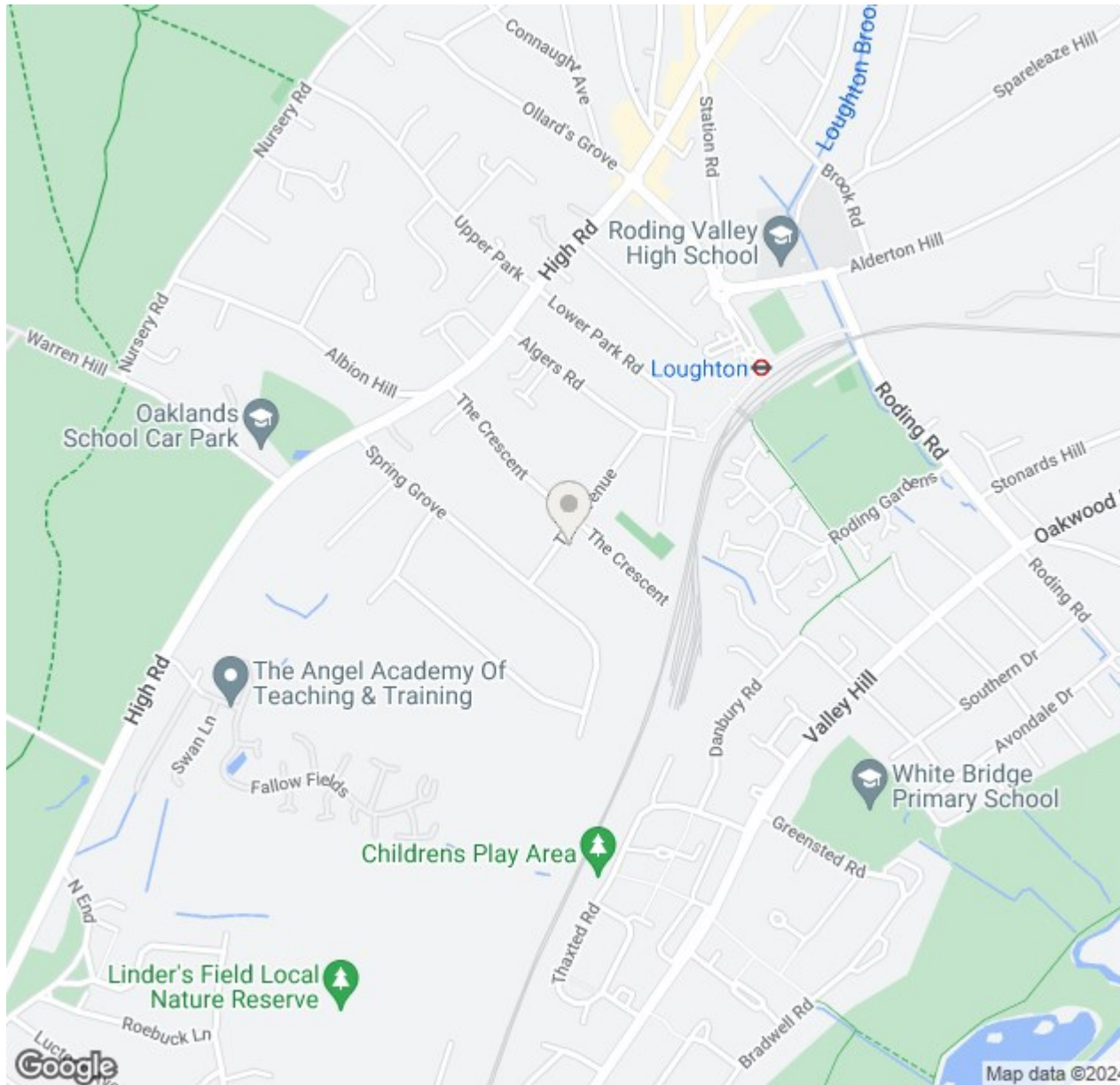


GROSS INTERNAL AREA
 FLOOR 1: 968 sq. ft, 90 m², FLOOR 2: 641 sq. ft, 60 m²
 GARAGE: 90 sq. ft, 8 m²
 TOTAL: 1699 sq. ft, 158 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



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