

elliott  james

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

P R E S E N T S

Traps Hill, Loughton



Great
Elm

43

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Traps Hill, Loughton



Elliott James are delighted to bring to market this superb four bedroom detached family residence nestled behind electric gates positioned in an elevated spot on one of Loughton's most desirable roads. This fabulous family home is set on a substantial plot close to half an acre and benefits from extensive planning permission to extend and remodel the current house to create a 6235 square foot mansion. It is key to note that some of the footings have already been dug meaning the permission is valid indefinitely.

The accommodation is arranged over two floors and measures close to 3000 square feet currently. The ground floor features a spacious entrance hall with wood burning fireplace, bright living room with stunning views over the rear garden, large kitchen diner which leads to the garden room which provides access into the garden, private study, games room, utility room and access into the double garage. The first-floor benefits from two large double bedrooms one of which benefits from an en suite, two further bedrooms, dressing room and modern family bathroom.

Traps Hill is perfectly located for any family or young professional as it is positioned just moments from the newly renovated leisure centre, High Street with its fabulous array of supermarkets, boutique cafes, bars and well-regarded restaurants. It is also located close to several well-regarded private and public primary and secondary schools and is just 0.9 miles from Loughton Central Line Station. The M11 and M25 are also accessible within a short distance.

This is a fantastic opportunity to secure a wonderful property that has the added benefit of approved planning permission. A viewing is highly recommended to appreciate the sheer magnitude of the potential and is strictly by appointment only.



With over 15 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 new 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.

Elliott Lawlor MNAEA & MARLA

contact@ejpr.co.uk

0208 0165 333

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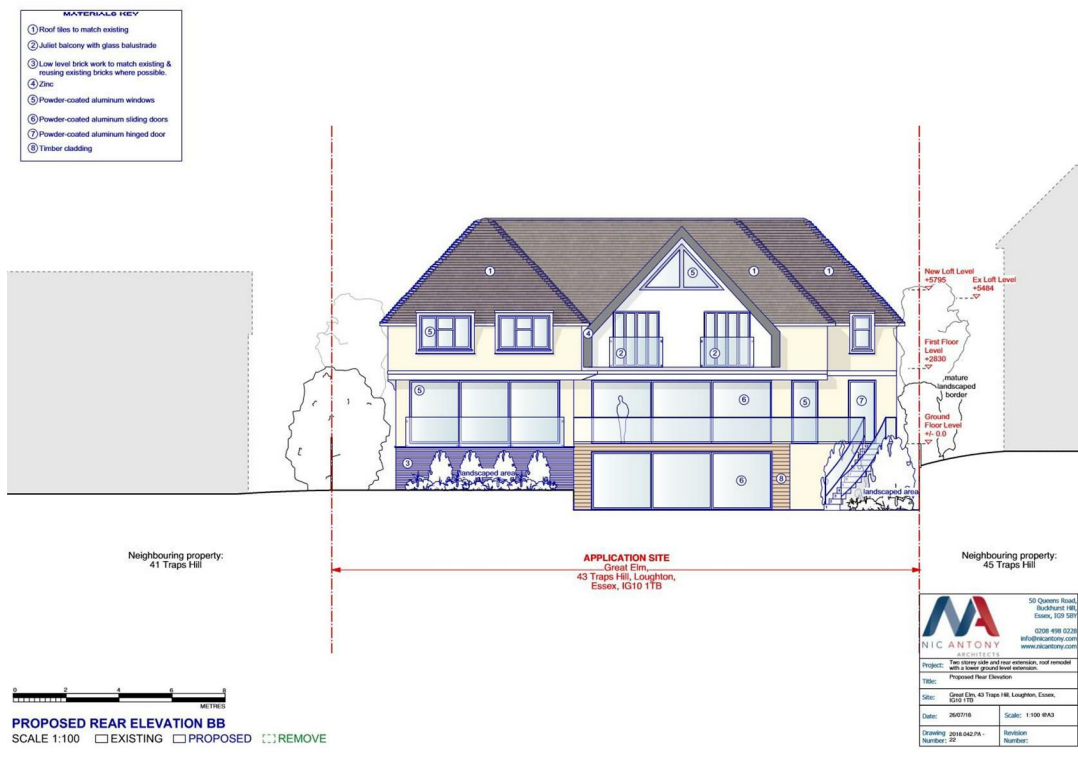
Sqft 2851.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G



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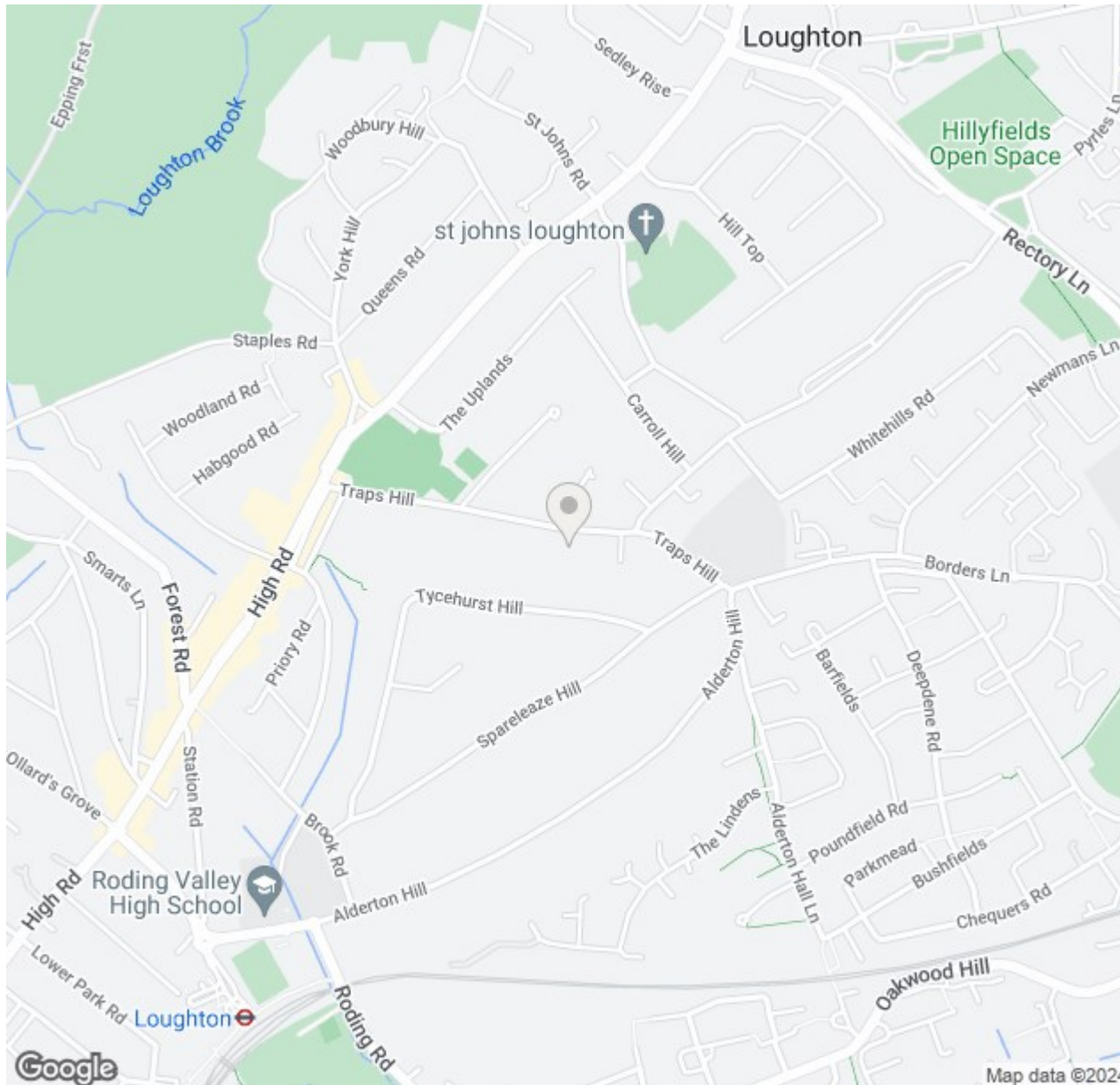
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MAP & EPC

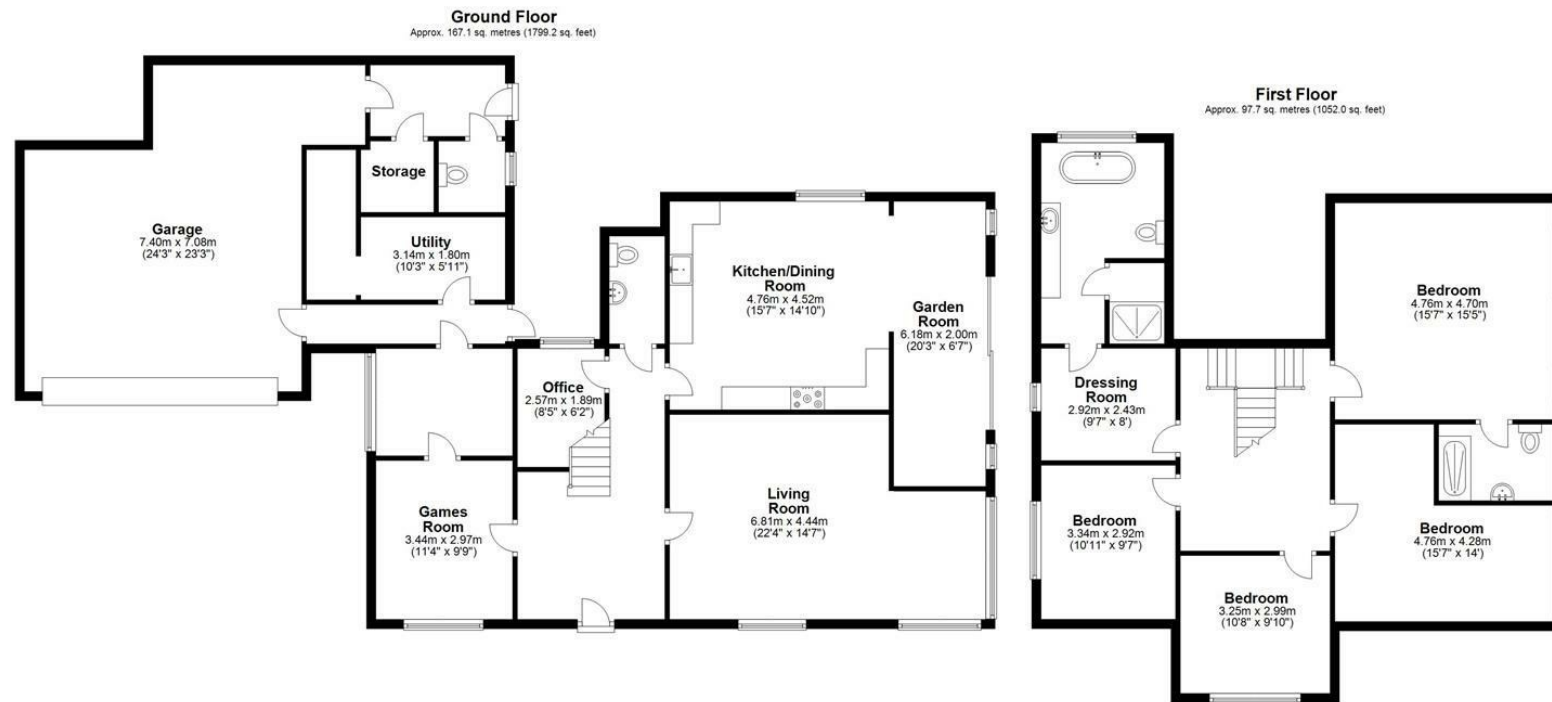


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	79
England & Wales		EU Directive 2002/91/EC	

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	



PLANS



Total area: approx. 264.9 sq. metres (2851.2 sq. feet)

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