



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

P R E S E N T S

Church Lane, Loughton



elliott **E | J** james

BRINE RESIDENTIAL

Church Lane, Loughton



The Elliott James team is thrilled to bring new to market this superb, detached 7-bedroom family home in the heart of Loughton. The property sits behind modern electric gates and benefits from a spacious driveway which provides ample off-street parking for multiple cars. Located approximately a mile from Loughton Central Line Station, this property offers any modern-day commuter the perfect family home. The property also benefits from Loughton High Road with its wide variety of social and fashion amenities as well as the newly renovated Leisure Centre.

The accommodation of this property is arranged over two floors. The ground floor features underfloor heating throughout and comprises of grand entrance hall, spacious kitchen with central island and integrated appliances, two large formal reception rooms perfect for social events, dining room with rear doors leading to private garden, separate study, gymnasium, steam room and integral large double garage. There is also a spacious living room which was previously used as a ground floor bedroom so benefits from an en suite shower room. The ground floor also features two cloakrooms and a separate prayer room.

The first-floor accommodation is accessed via two separate staircases. The first of these staircases leads to two large double bedrooms both with en suites, a further double bedroom with en suite and dressing room and the principle suite with dressing room, walk in wardrobe and en suite. The second staircase leads to two spacious double bedrooms one of which benefits from a Jack & Jill en suite and a further principle bedroom with built in wardrobes and capacious en suite.

The rear of the property benefits from a south facing private garden, side access on both sides as well as a fully functioning outhouse. Currently this is utilised as a bar/social space but could easily be converted into a home office for those needing additional workspace.



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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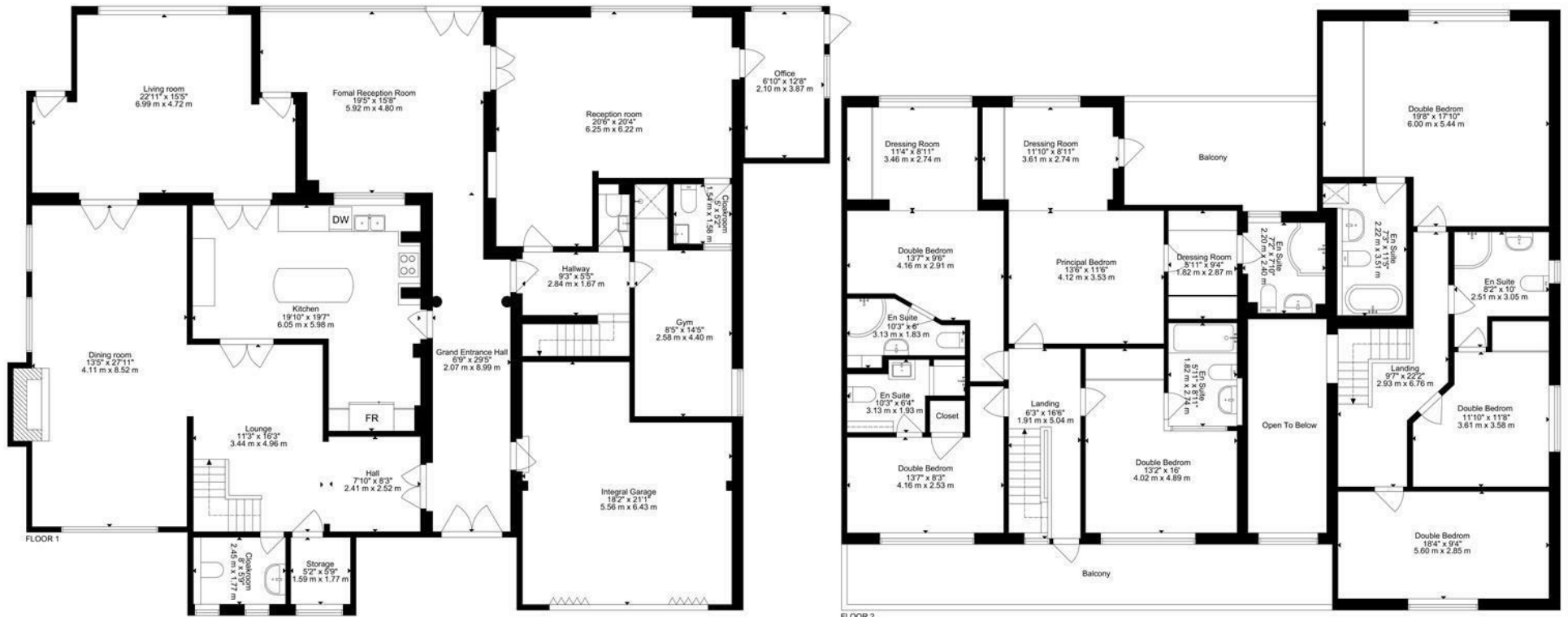
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Sqft 4975.00 sq ft	Type House - Detached	Style 1930's
Bedrooms 7	Receptions 4	Bathrooms 7
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS





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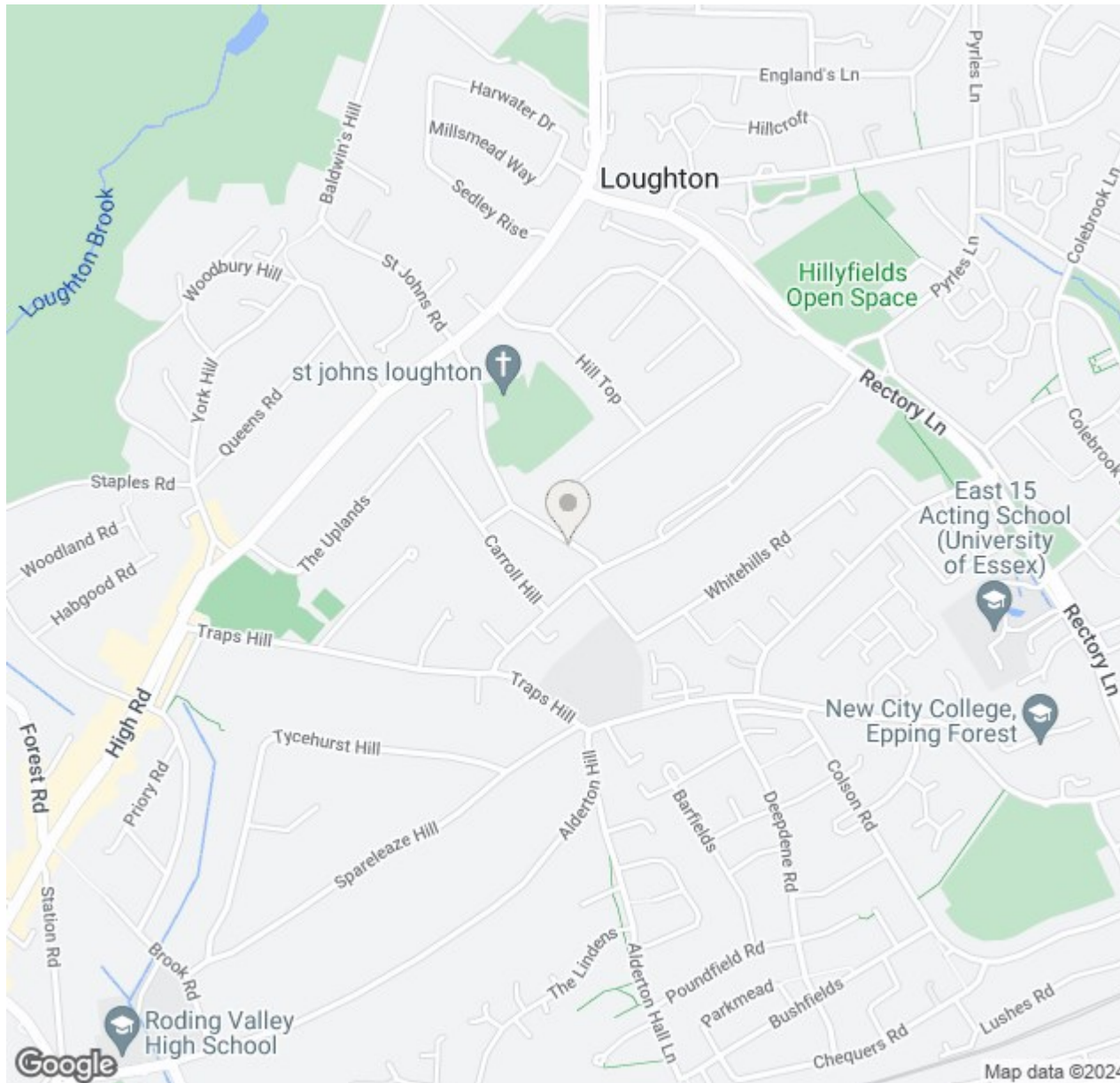


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MAP & EPC



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			
		67	75
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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