



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

P R E S E N T S

Eleven Acre Rise, Loughton







# Eleven Acre Rise, Loughton

“ Elliott James are delighted to welcome to the market this wonderful four bedroom detached family home on one of Loughton's most premium cul-de-sacs.

With an impressive plot size spanning over 200 feet from front to back this rare opportunity has fantastic potential to be extended subject to the usual planning consents. The frontage alone has a width of 54 feet and the internal accommodation accumulates to nearly 3,000 SQ FT. The ground floor comprises of the grand entrance hall, downstairs cloakroom, dining room, large lounge, generous kitchen and integral double garage. The first floor comprises of four double bedrooms and family bathroom. There is an additional lower ground floor which provides a spacious games room and ample storage.

To the rear, the property features a spacious private garden made up of laid to lawn, planted borders and elevated patio perfect for alfresco dining. The garden offers over 125 feet in length and like the home offers superb potential. There is ample off street parking provided by a pathed drive for up to six cars.

Viewings are strictly by appointment only so please contact us on 0208 0165 333 or [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk) to arrange a viewing for your next home.

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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 EIJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

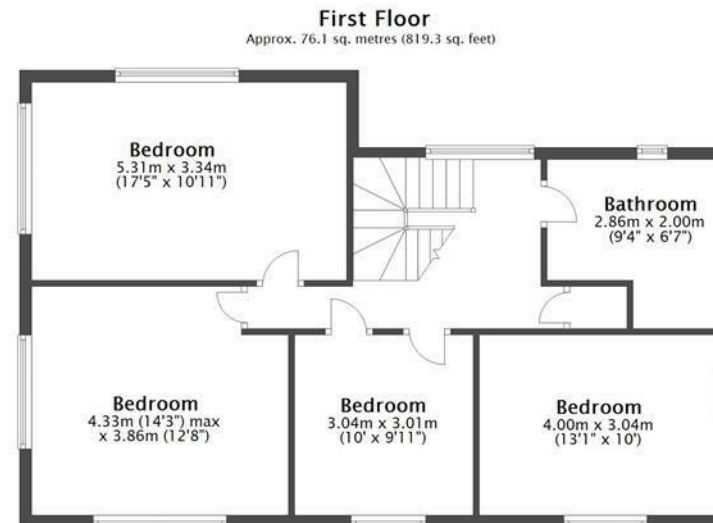
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

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|                       |                                  |                   |
|-----------------------|----------------------------------|-------------------|
| Sqft<br>2857.90 sq ft | Type<br>House - Detached         | Style<br>New Home |
| Bedrooms<br>4         | Receptions<br>2                  | Bathrooms<br>2    |
| Tenure<br>Freehold    | Local Authority<br>Epping Forest | Tax Band<br>G     |

# PLANS

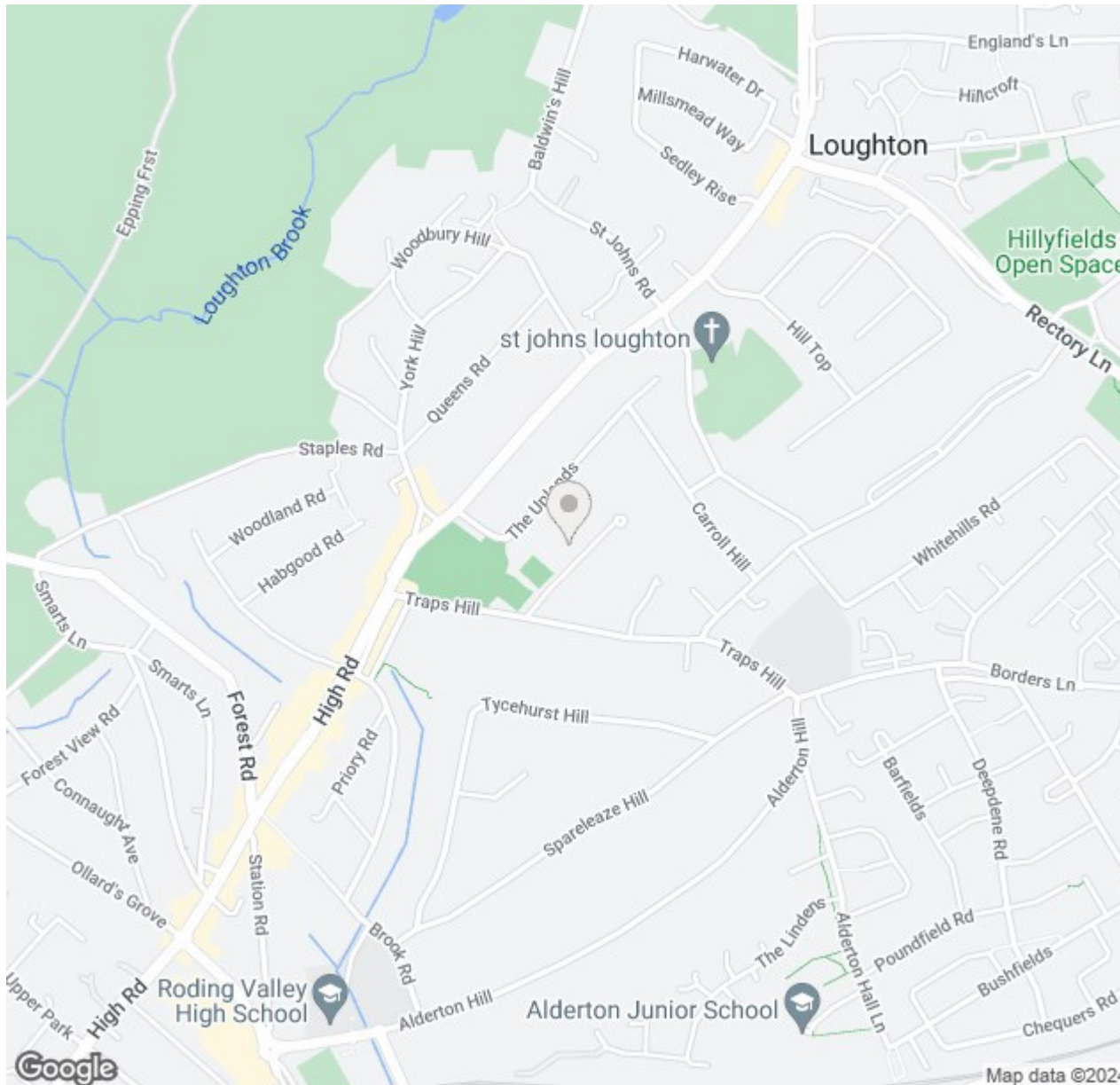








# MAP & EPC



| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           |
|                                             | (81-91) <b>B</b>   |                         |           |
|                                             | (69-80) <b>C</b>   |                         |           |
|                                             | (55-68) <b>D</b>   |                         |           |
|                                             | (39-54) <b>E</b>   |                         |           |
|                                             | (21-38) <b>F</b>   |                         |           |
|                                             | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           |
|                                             |                    | 44                      | 70        |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           |

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

elliott  james

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Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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