



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

P R E S E N T S

Ripley View, Loughton



elliott E | J james

“ Ripley View, Loughton

New to the market and located in a peaceful cul-de-sac this spacious four bedroom family residence is within close proximity to Theydon Bois amenities, the Central Line Station and within easy driving distance to the M11 and M25.

The internal accommodation is arranged over two floors with the ground floor comprising of entrance hall, exceptionally spacious reception room with access onto the rear garden, dining room, TV family room/study, kitchen with central island, fitted appliances and internal door giving access into the double garage, utility room and downstairs cloak room. The second floor offers principle bedroom with walk in wardrobe and en-suite bathroom, three further bedrooms all with fitted wardrobes and large family bathroom.

The stunning South facing private garden benefits from a swimming pool, large patio area which is ideal for al fresco dining, laid to lawn and a wide selection of mature shrubs and planted borders. To the front of the property the large driveway facilitates ample off street parking with the additional benefit of a double garage. There is potential to extended the property with a loft conversion subject to obtaining planning permission.

Viewing is strictly by appointment only.

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.



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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.

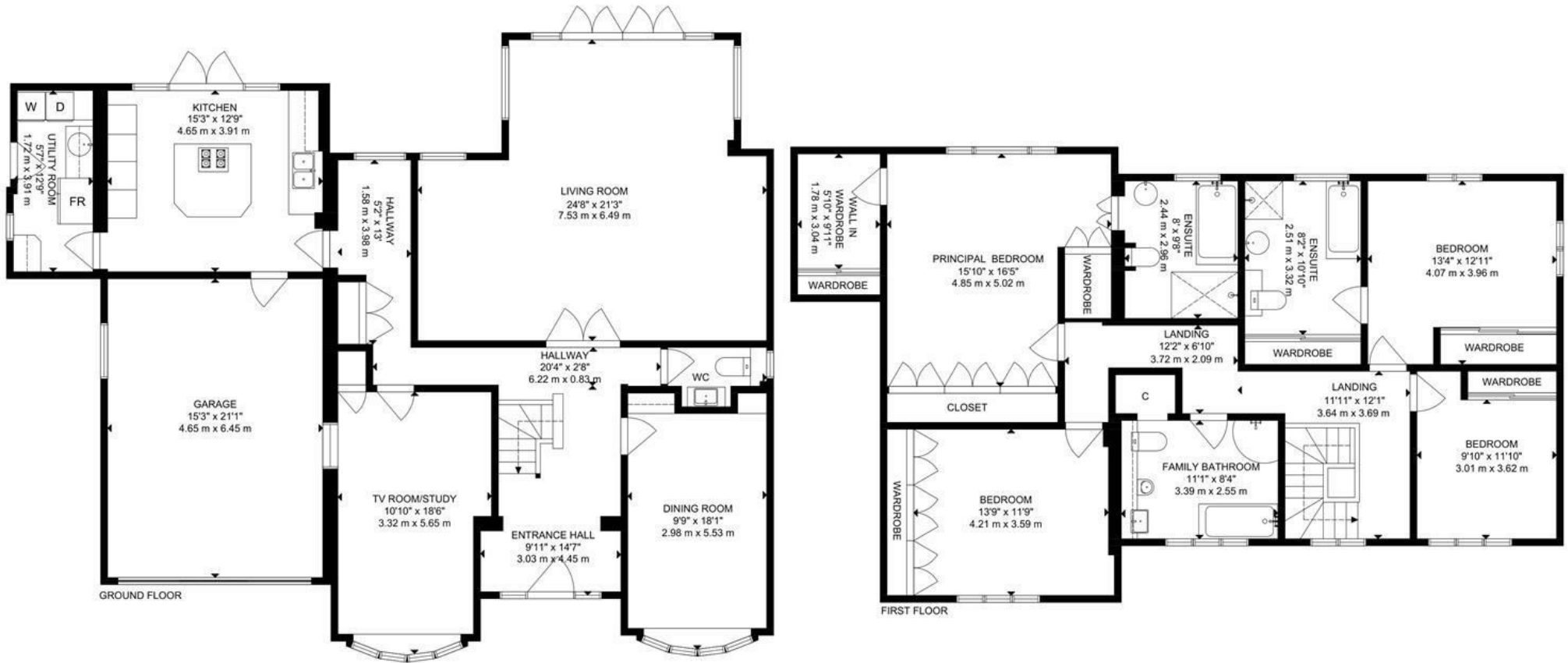
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Sqft 2572.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band H

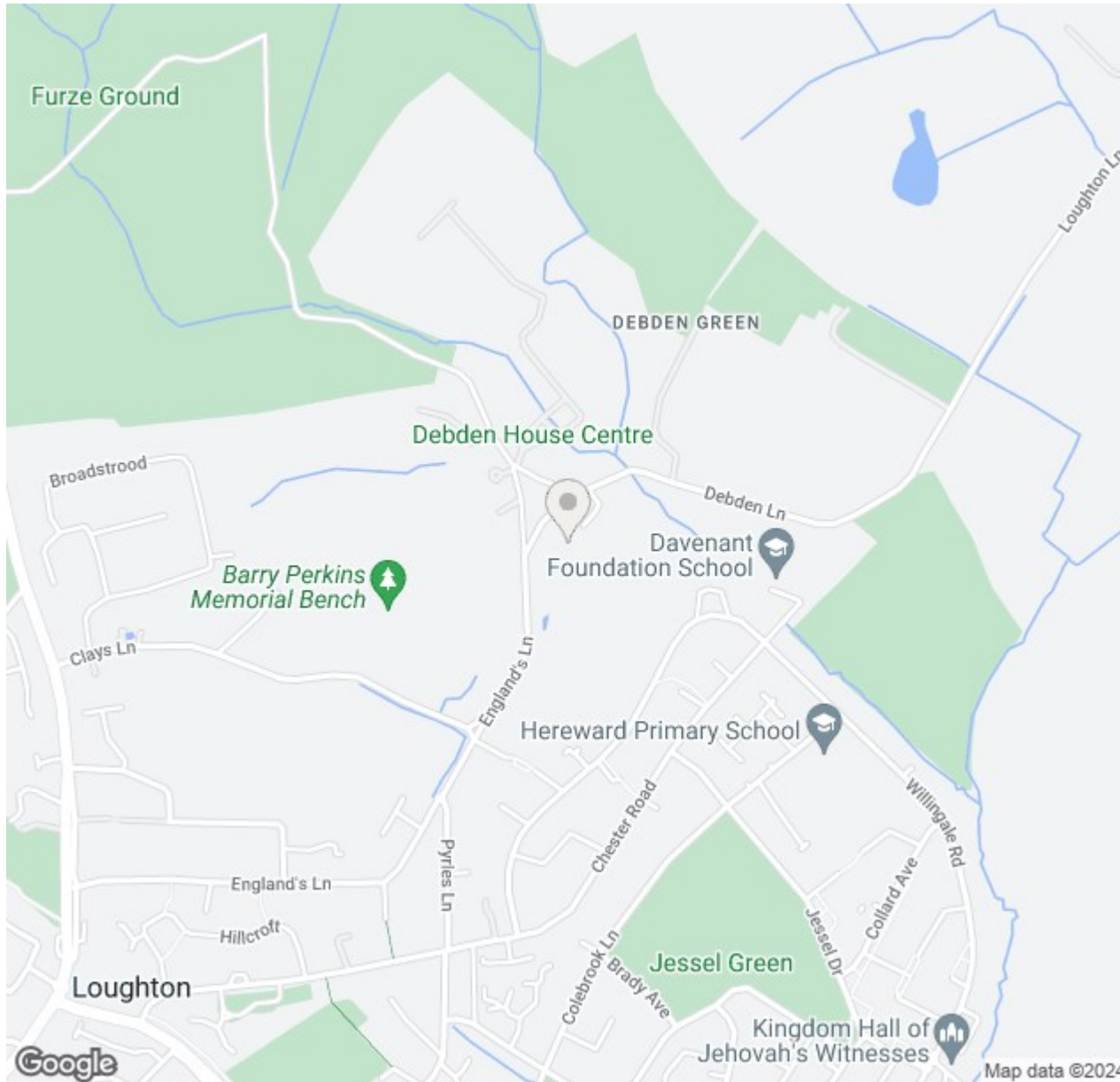
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 121 m², 1302 SQ FT, FIRST FLOOR: 118 m², 1270 SQ FT
 EXCLUDED AREAS: GARAGE: 31 m², 333 SQ FT
 TOTAL: 239 m², 2572 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
	71	80
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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