



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

P R E S E N T S

Harwater Drive, Loughton



elliott **E | J** james

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Harwater Drive, Loughton

“ Elliott James are delighted to bring exclusively to the market this immaculately presented three bedroom semi-detached family home located within catchment for the popular Staples Road Primary School which has recently undergone a full renovation by its current owners. Harwater Drive is a highly sought after tree-lined road, only moments from the picturesque Epping Forest and local amenities.

The ground floor accommodation comprises: Entrance porch + entrance hallway, large through lounge, modern fitted kitchen / breakfast room with patio doors opening out onto the rear garden, utility area, cloakroom, integral garage and workshop / study. The first floor offers three well proportioned bedrooms, modern four piece family bathroom and the potential to extend the property further into the loft to create additional bedroom(s) subject to obtaining the required planning permissions.

The property provides off street parking to the front for multiple vehicles with access to the 12ft garage and the rear garden which is approx. 70ft in length and has gated rear access providing easy access to Stony Path + Epping Forest.

Early viewing is recommended and strictly by appointment only.

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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 1686.00 sq ft	Type House - Semi-Detached	Style 1930's
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band E

PLANS

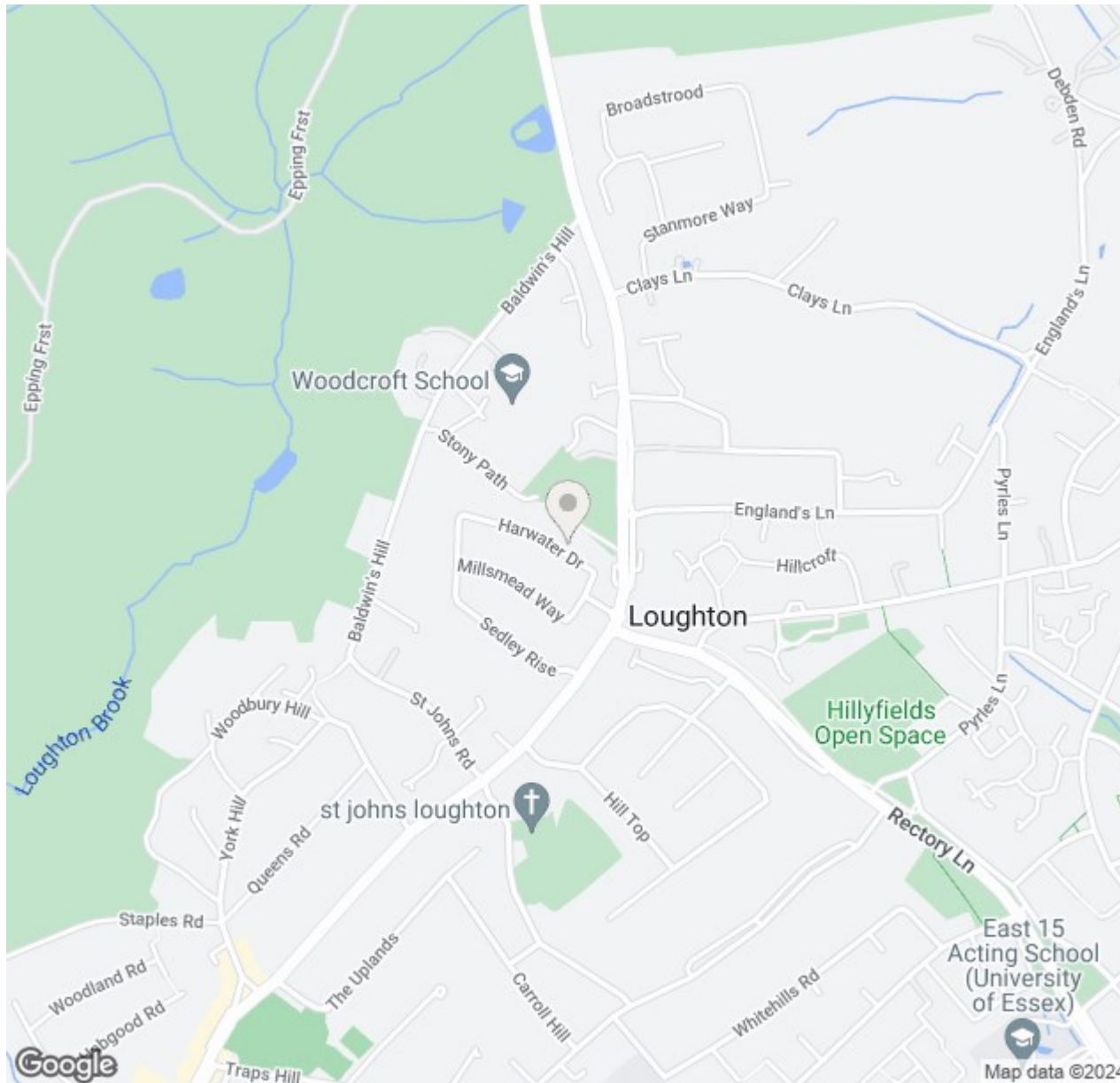


GROSS INTERNAL AREA
 FLOOR 1: 1064 sq. ft, 99 m², FLOOR 2: 530 sq. ft, 49 m²
 GARAGE: 92 sq. ft, 9 m²
 TOTAL: 1686 sq. ft, 157 m²

SIZES 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			
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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