



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

P R E S E N T S

Clays Lane, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

Clays Lane, Loughton

“ Elliott James are proud to announce this wonderful four-bedroom detached 1960's family home in the prestigious Goldings Manor Estate on the edge of Epping Forest. This home is offered to the market CHAIN FREE and is a truly warm and bright home. The home is situated on one of the most beautiful roads in Loughton and offers superb access into the nearby forest.

As you enter the home you are greeted with the porch which leads into the entrance hall, the ground floor comprises of a study, cloakroom, very generously proportioned open living room flowing into the dining room and the ground floor is completed with the kitchen which also leads into the utility room. The first floor is equally well proportioned, on the first floor you will find the large principal bedroom, three double bedrooms and the family bathroom.

The home benefits from a stunning south facing wrap-around garden space offering fabulous potential subject to the usual planning consents. The garden itself features a large patioed space, laid to lawn and planted borders. There is an additional large detached garage to the side of the property. The imposing front of the home offers convenient off street parking for up to three cars currently but can easily be altered to accommodate plenty more should you desire to change the lawn at the front.

Viewings are strictly by appointment only so please contact us on 0208 0165 333 to arrange a viewing for your next home. ”

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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Sqft 2044.00 sq ft	Type House - Detached	Style 1960's
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

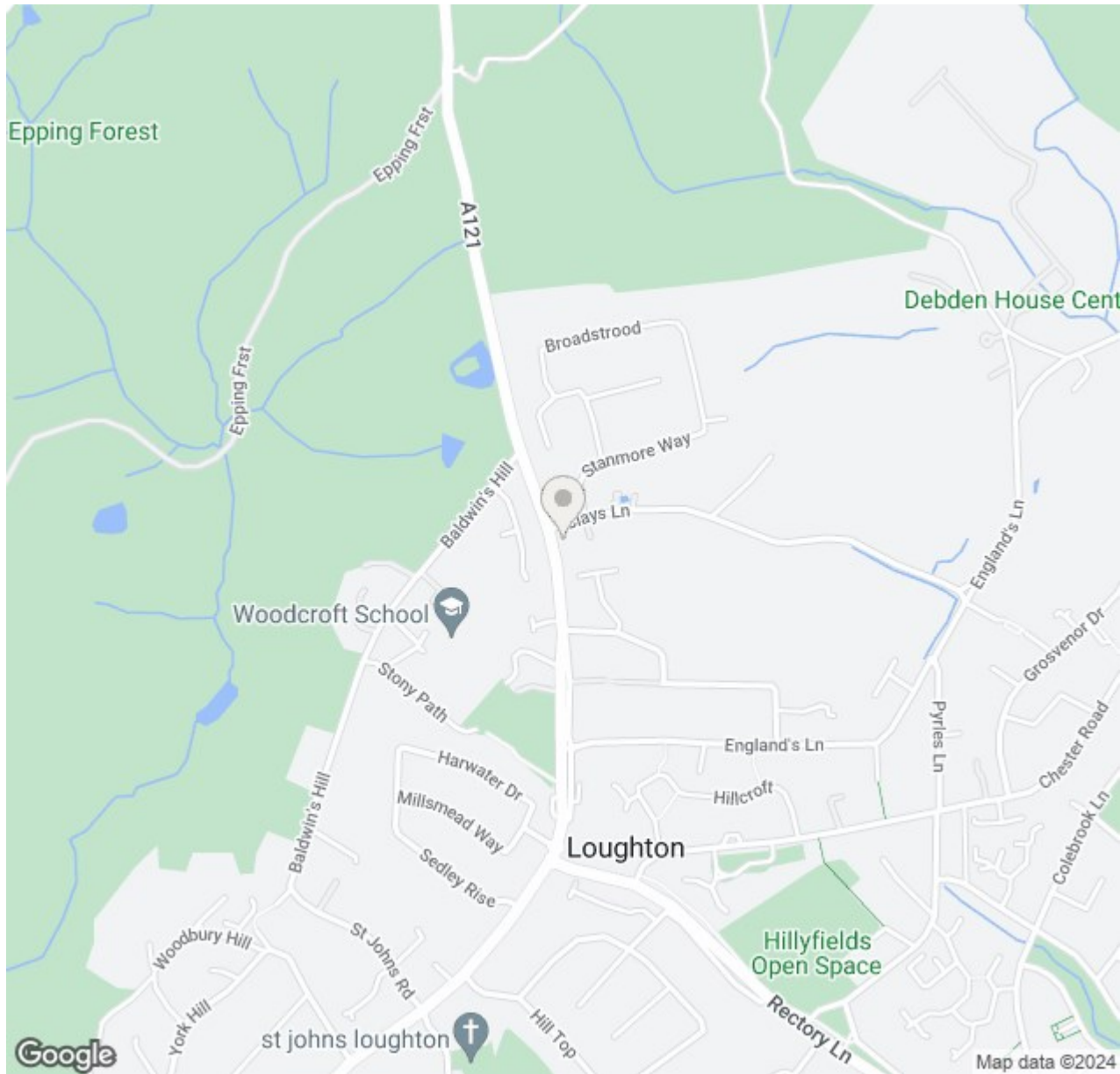
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 83 m², 893 SQ FT, FLOOR 2: 80 m², 850 SQ FT
 EXCLUDED AREAS: GARAGE: 28 m², 301 SQ FT
 TOTAL: 163 m², 1743 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			
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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