



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

P R E S E N T S

Garden Way, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

# Garden Way, Loughton

“ The Elliott James team are delighted to offer this immaculately presented four-bedroom detached family home located in the highly sought-after Goldings Manor Estate. It is situated just a short walk from Epping Forest, Loughton High Road and many well regarding pubs, restaurants and primary and secondary schools. This property has been newly renovated by the current owners to an exceptional standard to include a full re-wire, new windows and doors throughout and a large sun terrace to the rear.

The accommodation is arranged over two floors with the ground floor comprising of spacious entrance hall, cloakroom, open plan kitchen/diner with central island, fitted appliances and bi-folding doors providing access to the private garden. This space also features a separate dining room, perfect for entertaining guests. The entrance hall also leads to the bright living room which further benefits from bi-folding doors. From here, you can access the inner hall which leads to the integral extended double garage, utility area and study. It is important to note that this space can also be accessed from a separate door to the front of the property.

The first-floor features four spacious double bedrooms. Two of the bedrooms benefit from bespoke built-in wardrobes whilst the principal bedroom features a modern en suite and access to the superb sun terrace. This floor also features two large modern family bathrooms.

To the rear the property features a mature west facing garden with a large patio, laid to lawn and planted borders. The property also benefits from a large driveway providing off-street parking for multiple vehicles.

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.



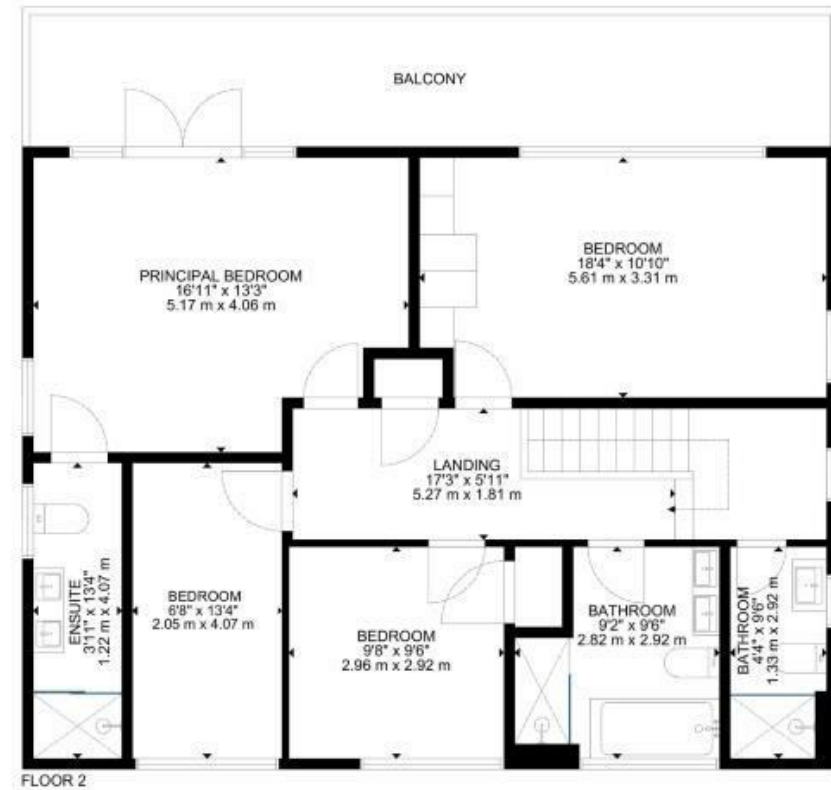
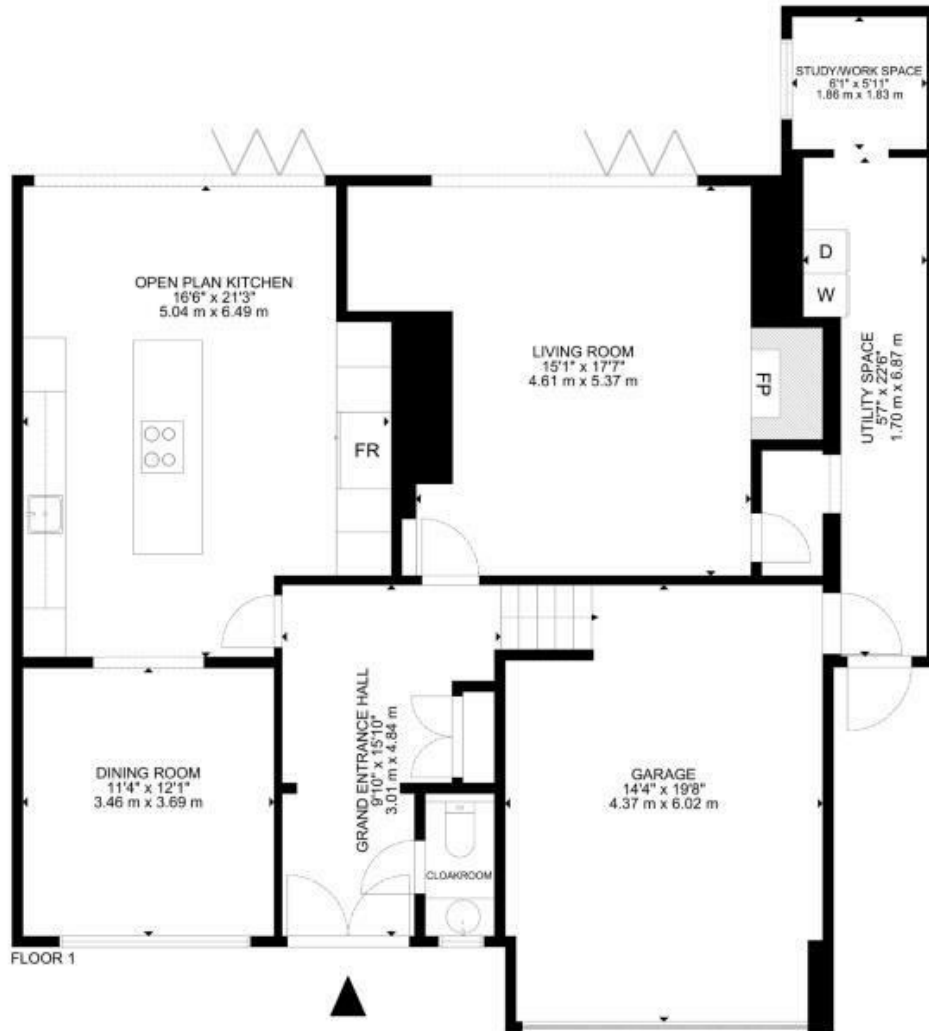
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 2510.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

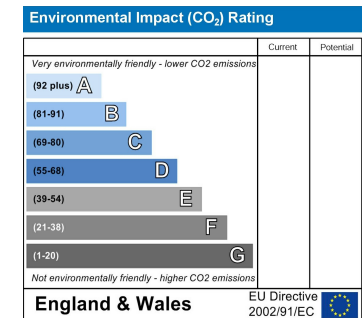
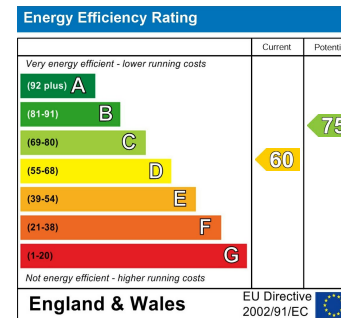
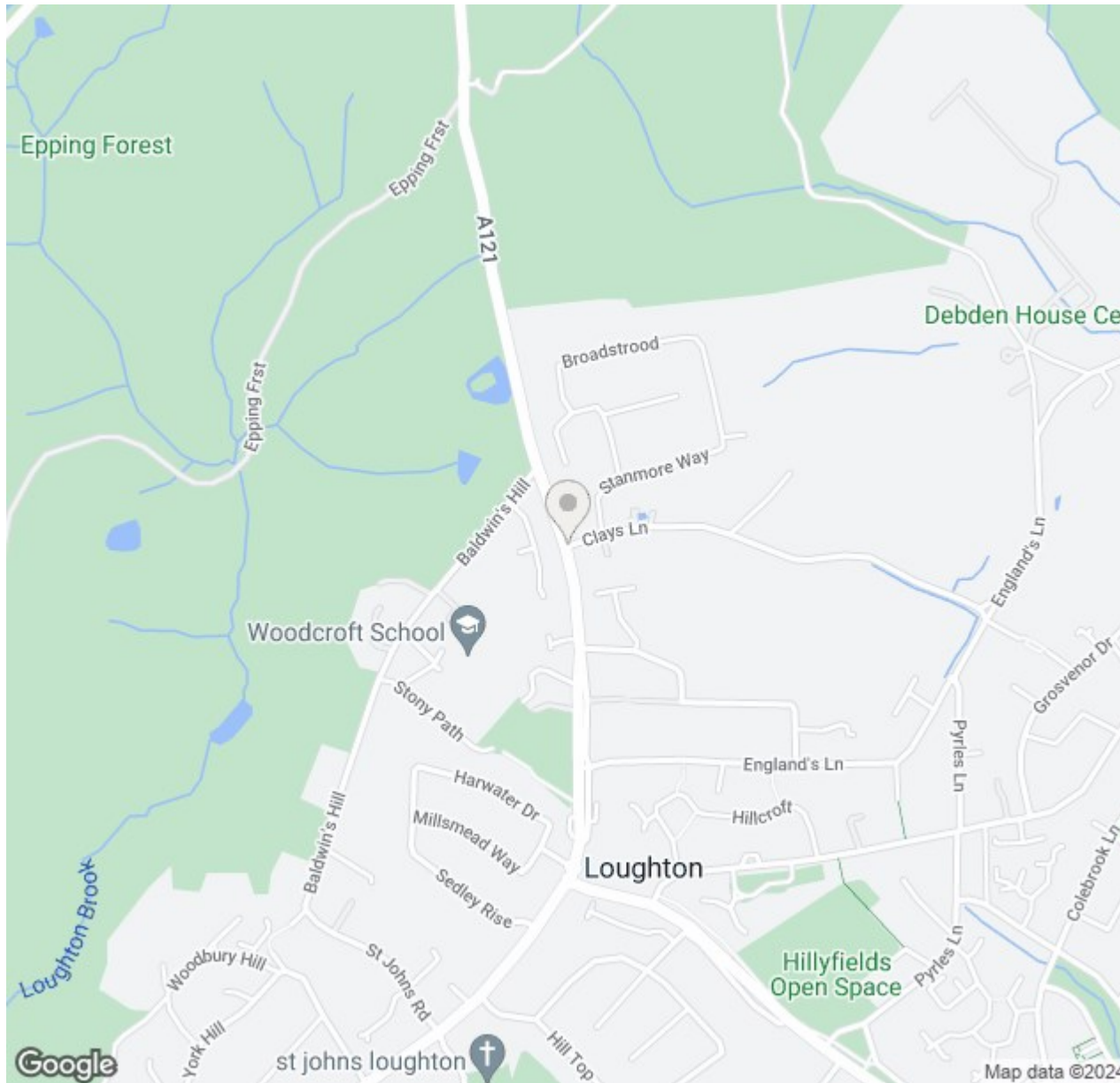
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1 : 113 m<sup>2</sup>, 1226 SQ FT, FLOOR 2 : 96 m<sup>2</sup>, 1036 SQ FT  
 GARAGE: 26 m<sup>2</sup>, 248 SQ FT  
 TOTAL: 235 m<sup>2</sup>, 2510 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



elliott  james

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