



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

P R E S E N T S

Swan Lane, Loughton



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Swan Lane, Loughton

****GUIDE PRICE £1,500,000 - £1,600,000**** Elliott James are excited to announce the sale of this exceptional double fronted five-bedroom detached family home nestled close to the front of the highly regarded Great Woodcote Park Estate which was developed between the mid-1990s and early 2000s. It features some of Loughton's most sought-after property and is positioned close to Loughton Central Line Station, local amenities, Epping Forest, several well-regarded state and private schools and benefits from 24-hour manned security.

The accommodation of this fabulous family home is arranged over two capacious floors. The ground floor comprises of a spacious entrance hall with modern cloakroom, classy dining room, large formal reception room with bi-folding doors leading onto the private patio, study, bright kitchen diner with fitted appliances leading to both a separate utility room with side access and cozy family TV room. The first floor features a magnificent principal bedroom benefiting from both bespoke built in wardrobes and four piece en suite, a further four double bedrooms all of which feature fitted wardrobes. The second bedroom also benefits from an en suite shower room. The accommodation is completed with a bright spacious four-piece family bathroom.

It is important to note here that the property has fantastic potential for further development into the loft to create an additional floor of accommodation. The property could also be extended on the ground floor and the current vendor estimates an additional circa 1000 square feet of accommodation could be added subject to the usual planning permissions.

The property benefits from a large, paved driveway which provides ample off-street parking for multiple vehicles. To the rear, the well-maintained private garden is unoverlooked and made up of lawn, mature planted borders, and a spacious patio. The property's rear boarder backs onto Epping Forest which provides fantastic privacy.



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

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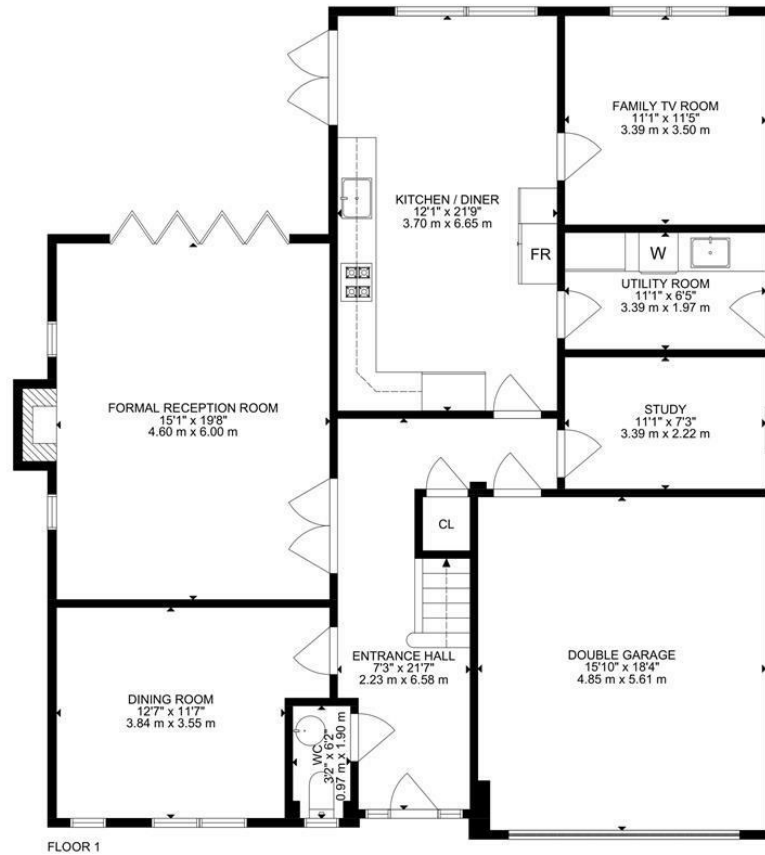
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Sqft 2926.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band H

PLANS

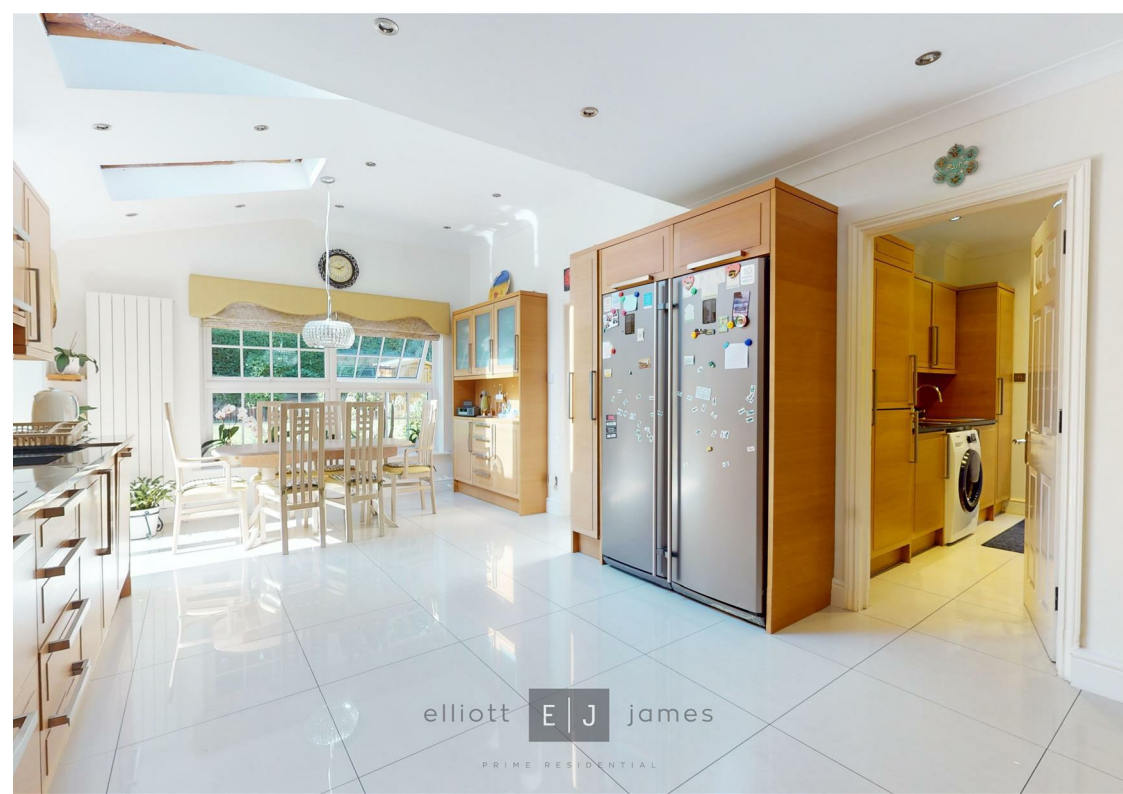


FLOOR 1

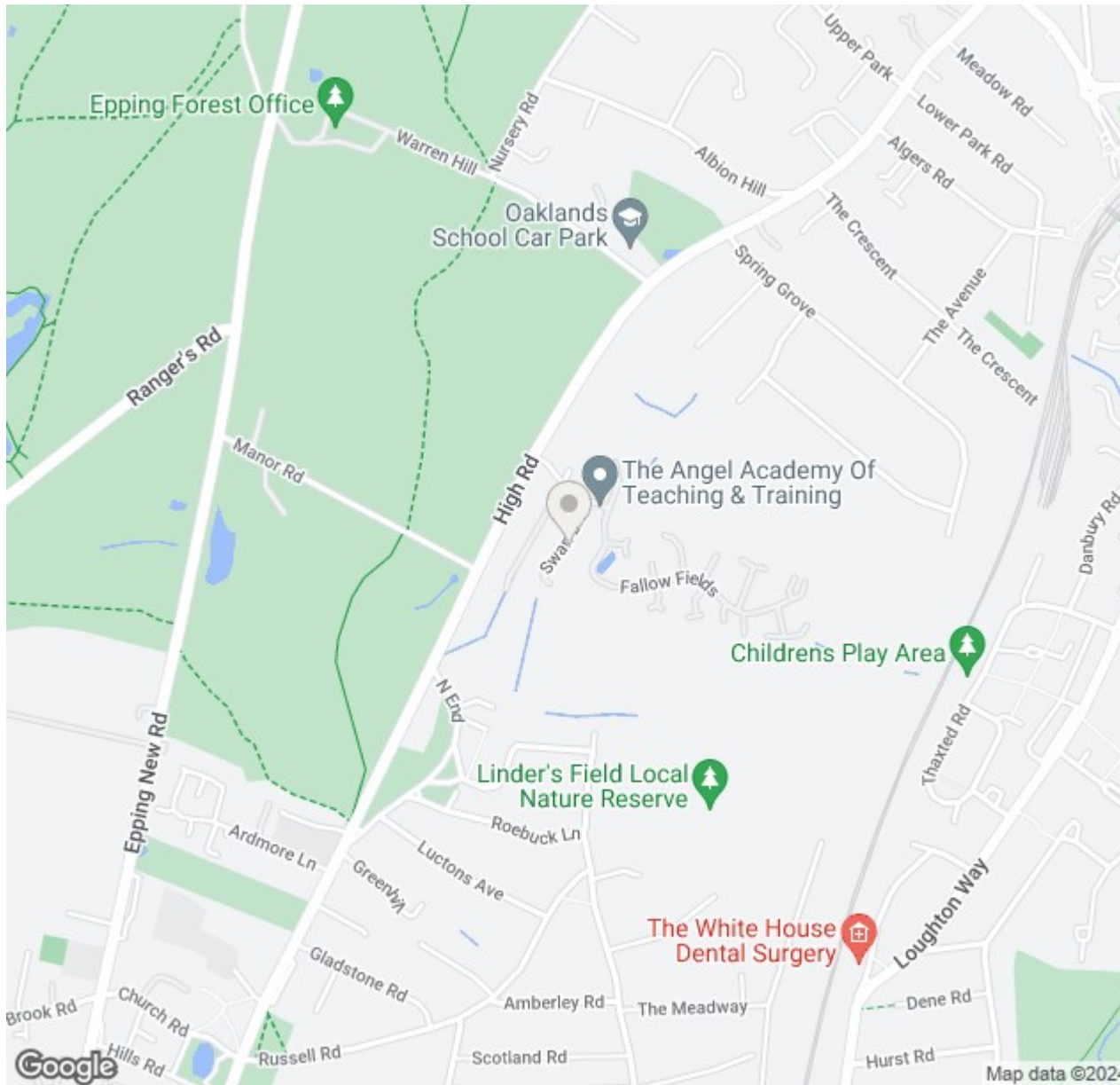


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1323 SQ FT, 123 m², FLOOR 2: 1313 SQ FT, 122 m²
 GARAGE: 290 SQ FT, 27 m²
 TOTAL: 2926 SQ FT, 272 m²
 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		
	74	79
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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