



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

P R E S E N T S

Sparelease Hill, Loughton



elliott **E | J** james

PRIME RESIDENTIAL



# Sparelease Hill, Loughton

Nestled on the prestigious location of Sparelease Hill in Loughton and new to the market this charming detached family home built in 1952 boasts four double bedrooms, three bathrooms, a spacious reception room, kitchen with internal access to a four car garage. This family home benefits from a private 100 ft West facing garden and a large carriage driveway facilitating ample off-street parking. The property has been beautifully maintained buy the current owners and there is the opportunity to extend the property subject to obtaining the usual planning permission.

As you enter the property you are greeted by a bright entrance hall allowing access to the bright family living room with direct access to the rear garden patio, dining room with double doors and access to the garden patio, kitchen which benefit from integrated appliances and internal access to a double garage with a workshop and ample storage and downstairs WC.

The first floor offers four generously sized double bedrooms with fitted wardrobes, two of which feature en-suite bathrooms and family bathroom.

The mature rear garden is beautifully landscaped with a lovely patio area perfect for al fresco dining and entertaining. Central steps lead down to the bottom of the garden which comprises of a fitted irrigation system, manicured lawn, a wide variety of flowers, shrubs and attractive pergola creating a peaceful relaxing environment. At the end of the garden there are two garden sheds for storage.

Conveniently located within walking distance to Loughton Central Line Station, Epping Forest, local amenities and excellent schools.

If you are looking for a spacious and well-maintained home with a touch of sophistication, this detached house on Sparelease Hill is a must-see. Viewings are 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.



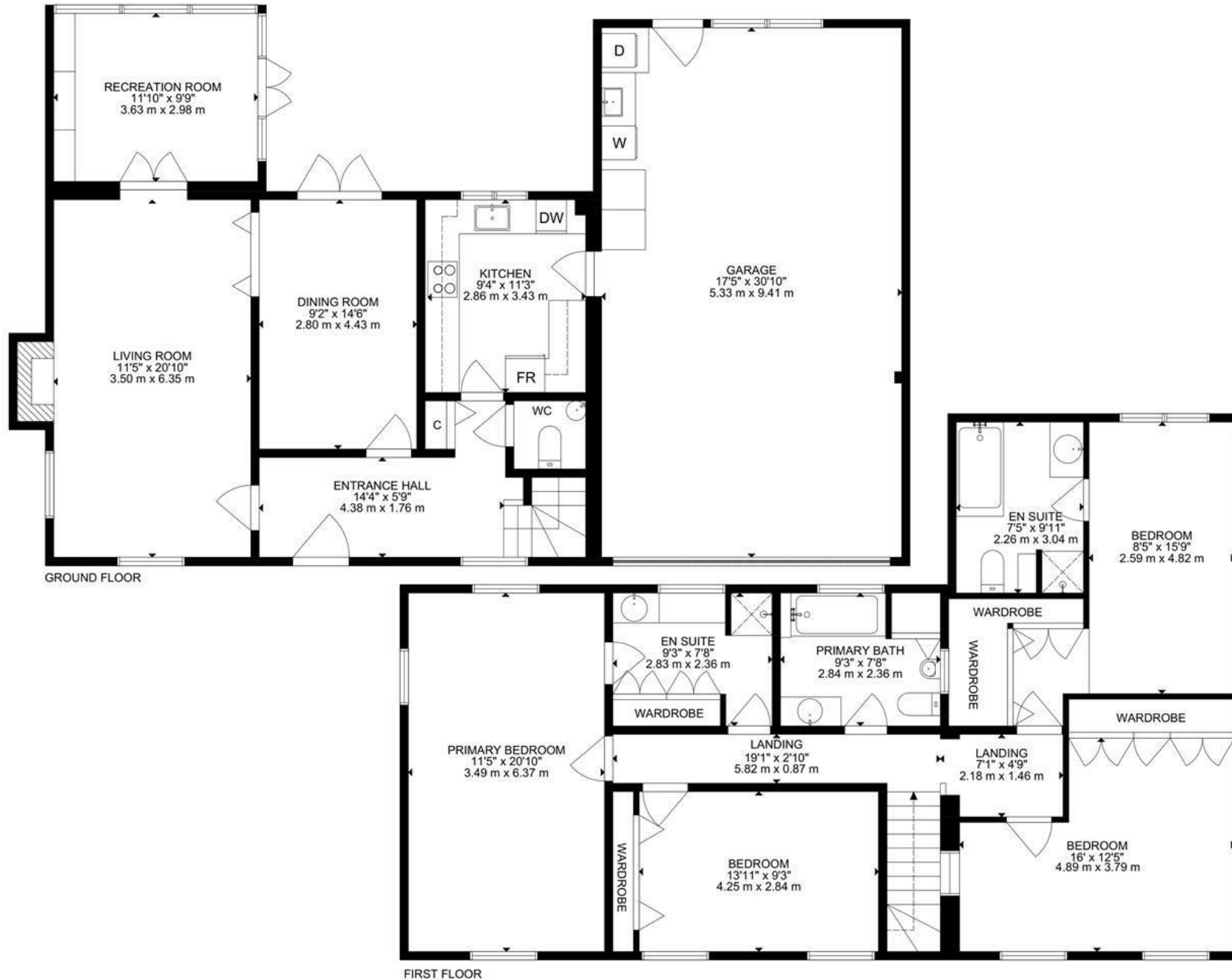
An unrestricted fully immersive walkthrough is available in our EIJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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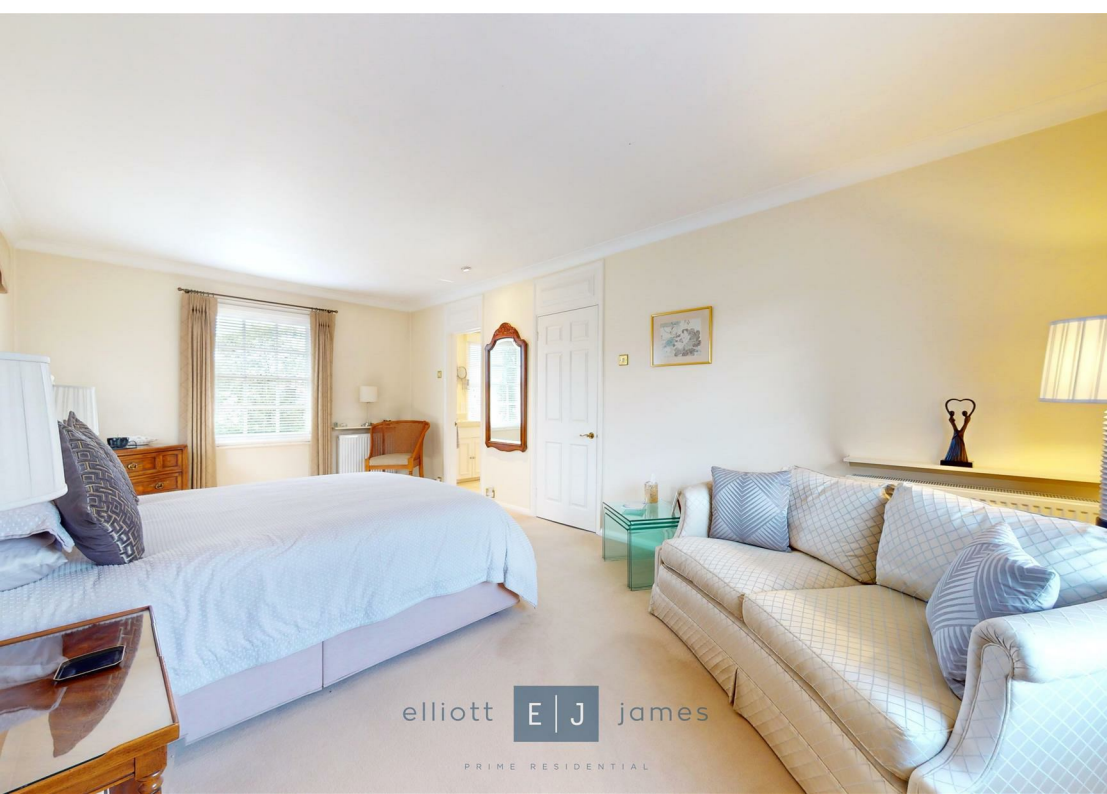
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Sqft 2098.00 sq ft	Type House - Detached	Style 1950s
Bedrooms 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

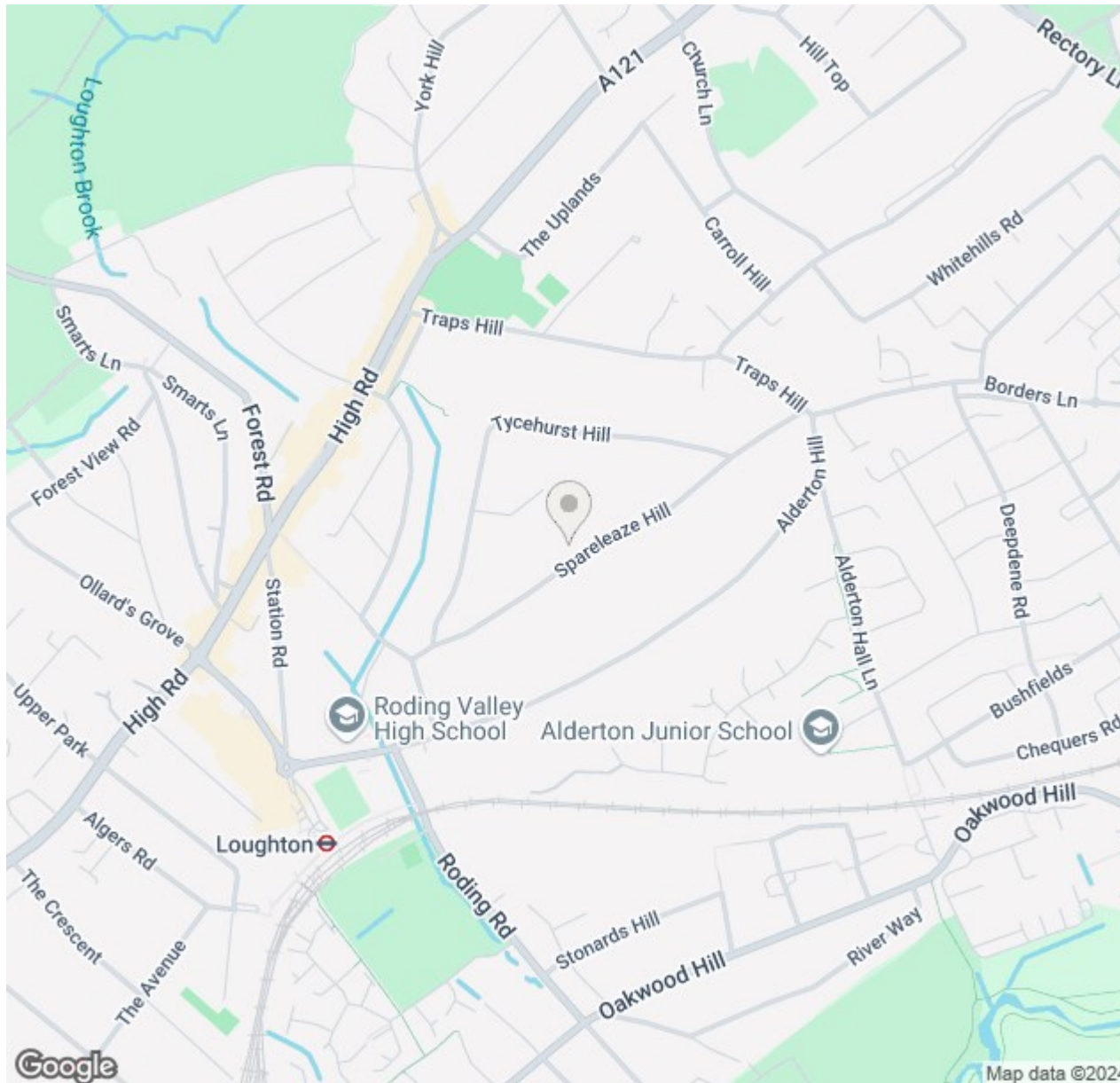
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 80 m<sup>2</sup>, 861 SQ FT, FIRST FLOOR: 115 m<sup>2</sup>, 1237 SQ FT  
 EXCLUDED AREAS: GARAGE: 53 m<sup>2</sup>, 670 SQ FT  
 TOTAL: 195 m<sup>2</sup>, 2098 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		69	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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