



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

P R E S E N T S

Englands Lane, Loughton



E | J

Englands Lane, Loughton



The Elliott James team take great pleasure in announcing the sale of this deceptively spacious four bedroom detached family home is situated on a highly sought after road in Loughton close to Epping Forest, Central Line Stations and Loughton High Road. In addition to its superb location, the property also benefits from multiple reception rooms, a generous 90 foot garden and a spacious driveway which provides ample off-street parking for multiple cars.

The accommodation is arranged over two floors with the ground floor comprising of bright entrance hall, spacious open plan kitchen with patio doors leading to the large private garden and a 25-foot formal reception room. The ground floor accommodation is completed with a spacious shower room perfect for alternative living arrangements. The first-floor features three spacious double bedrooms two of which benefit from fitted wardrobes, a further slightly smaller double bedroom and a well proportioned family bathroom featuring both a walk in shower and full sized bath.

Externally, the property's 90 foot garden features a large patio perfect for al fresco dining, laid to lawn and planted borders with a variety of trees and shrubberies. The property also benefits from side access and a spacious driveway.

England's lane is just a short walk from Epping Forest, Loughton High Road with its selection of fashion and social amenities, the newly renovated Loughton leisure centre, and several supermarkets. It is also in close proximity to a number of well-regarded primary and secondary state and private schools. By car, the M25 and M11 are also within short reach and provide quick access into and out of the London area.



I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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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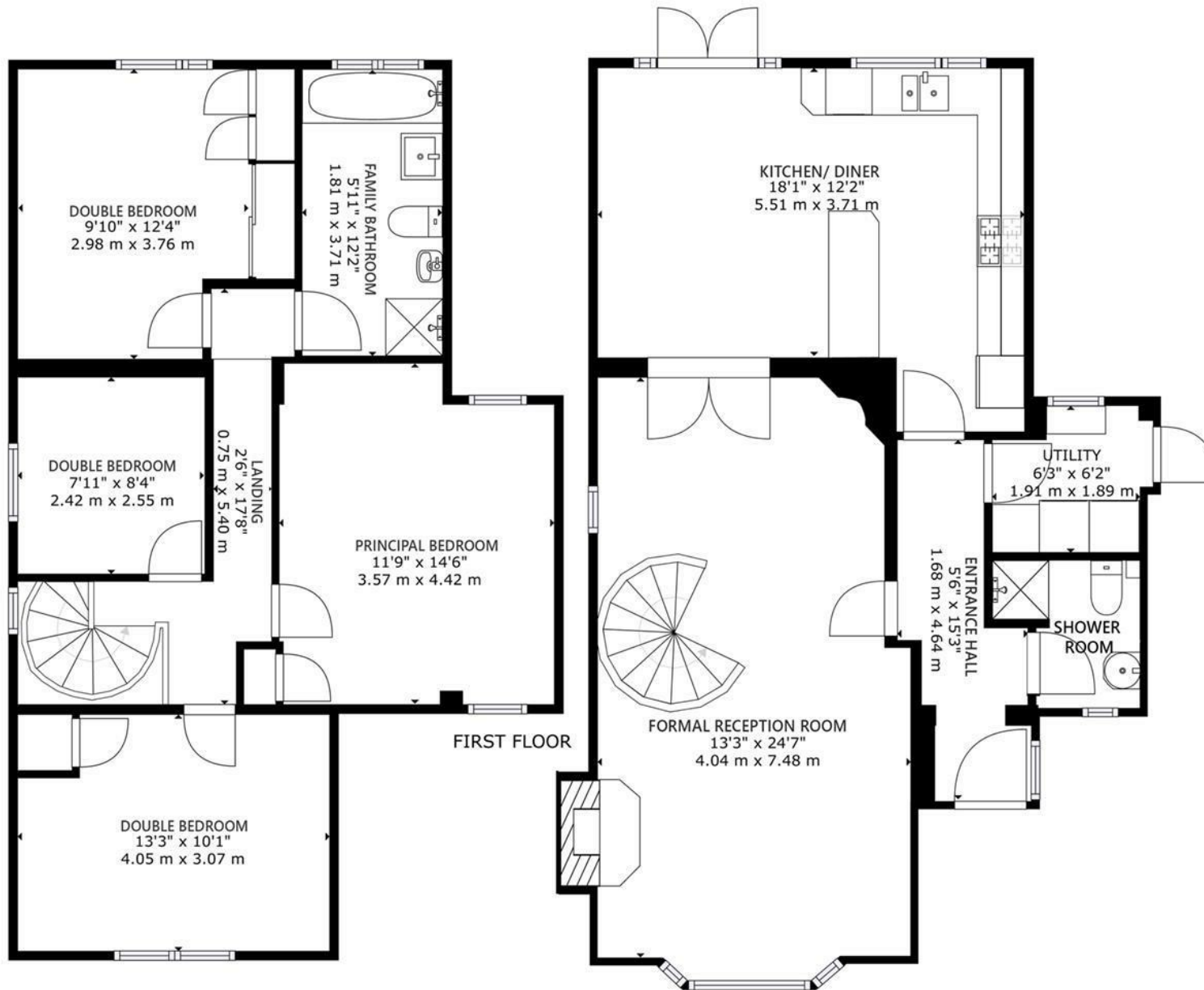
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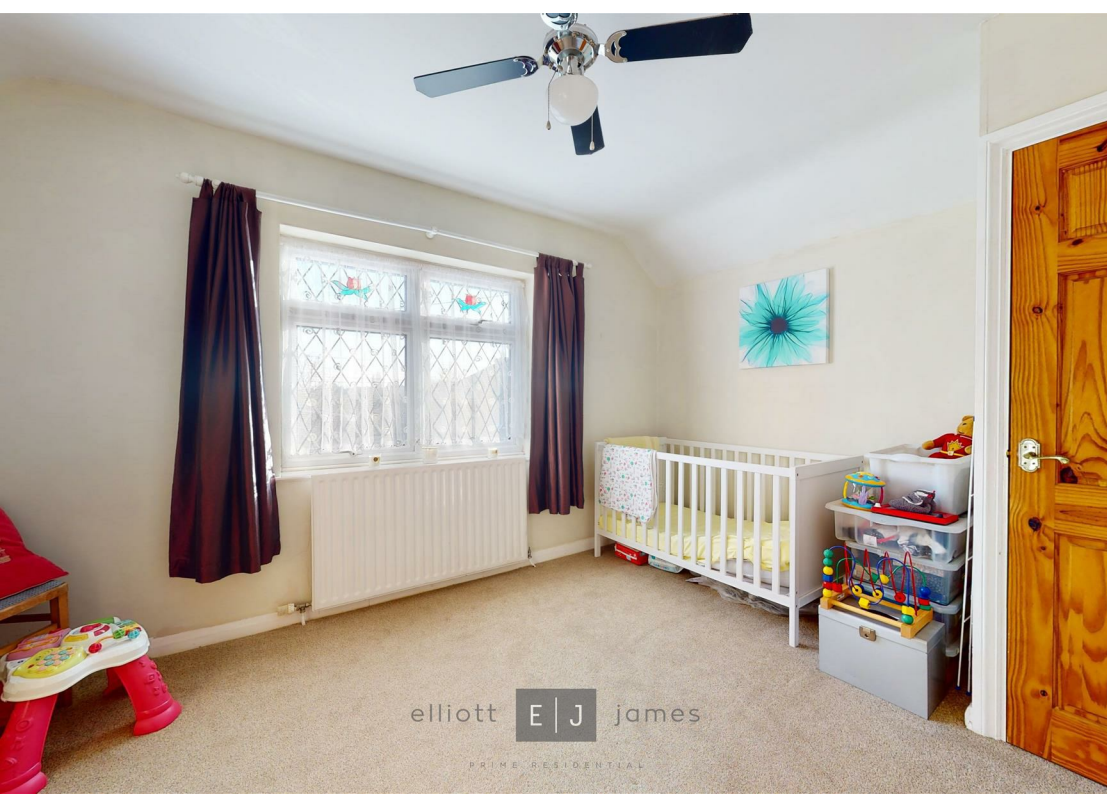
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Sqft 1418.00 sq ft	Type House - Detached	Style 1920s
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band E

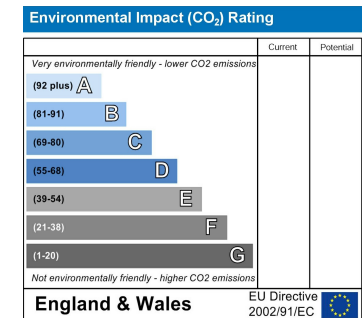
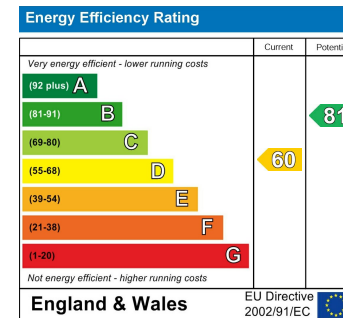
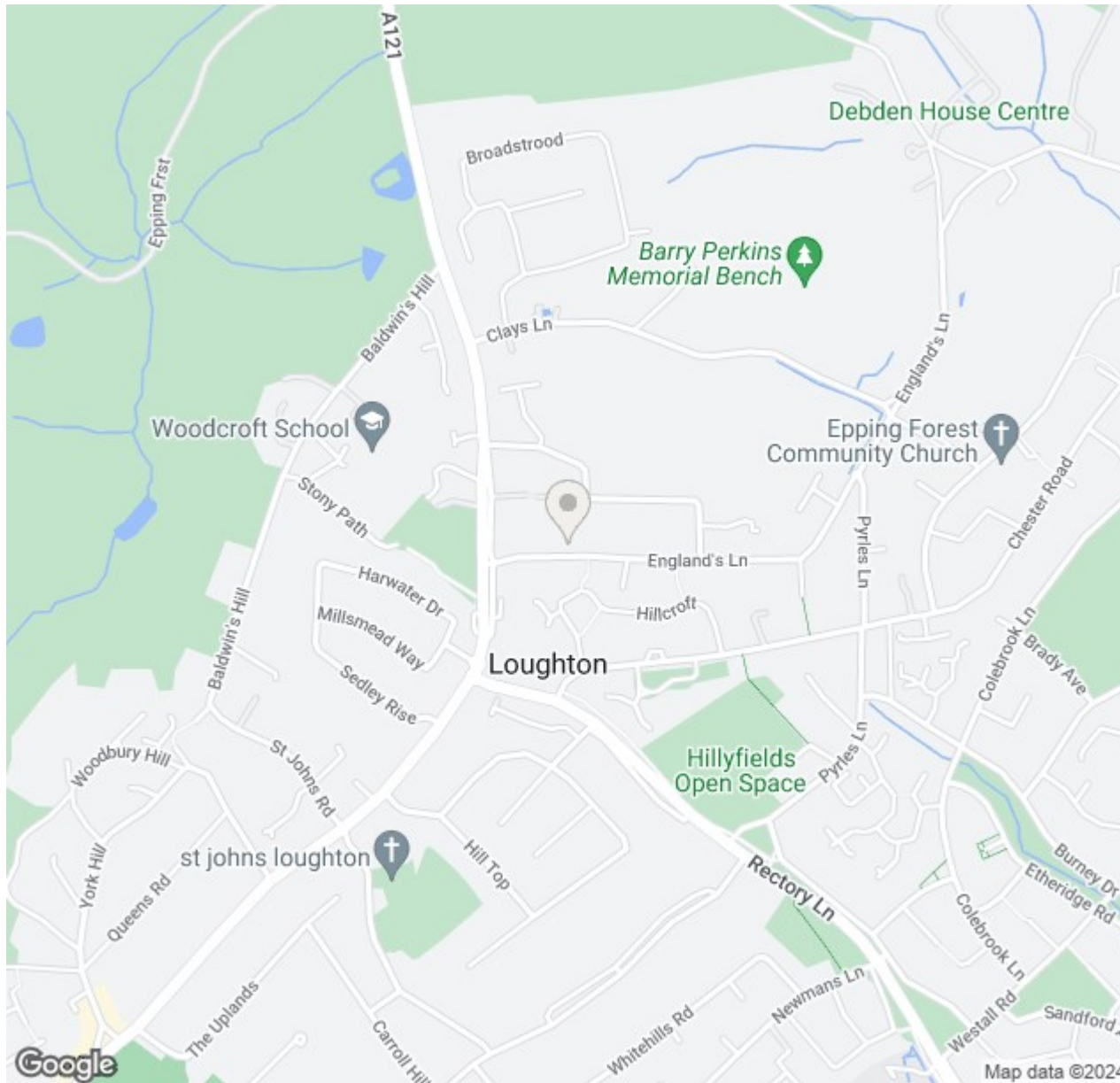
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 728 sq. ft, 68 m², FIRST FLOOR: 690 sq. ft, 64 m²
TOTAL: 1418 sq. ft, 132 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott **E | J** james

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