



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

P R E S E N T S

High Beech Road, Loughton



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Stunning brand new development of two semi-detached four-bedroom family homes. Conveniently located within walking distance to Loughton Central Line Station and on the doorstep of Epping Forest.

Estimated occupation July 2020.

Each house is priced at £850,000 and has 1,681 sq ft of internal space.

Please note the CGI image and floor plans have been provided to display the internal covered living accommodation and external appearance. On completion there might be slight changes made from the original plans.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



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.

Elliott Lawlor MNAEA & MARLA

contact@ejpr.co.uk

0208 0165 333

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<div>Sqft 1681.00 sq ft</div>	<div>Type House - Semi-detached</div>	<div>Style New Home</div>
<div>Bedrooms 4</div>	<div>Receptions 2</div>	<div>Bathrooms 2</div>
<div>Tenure Freehold</div>	<div>Local Authority Epping Forest District Council</div>	<div>Tax Band</div>







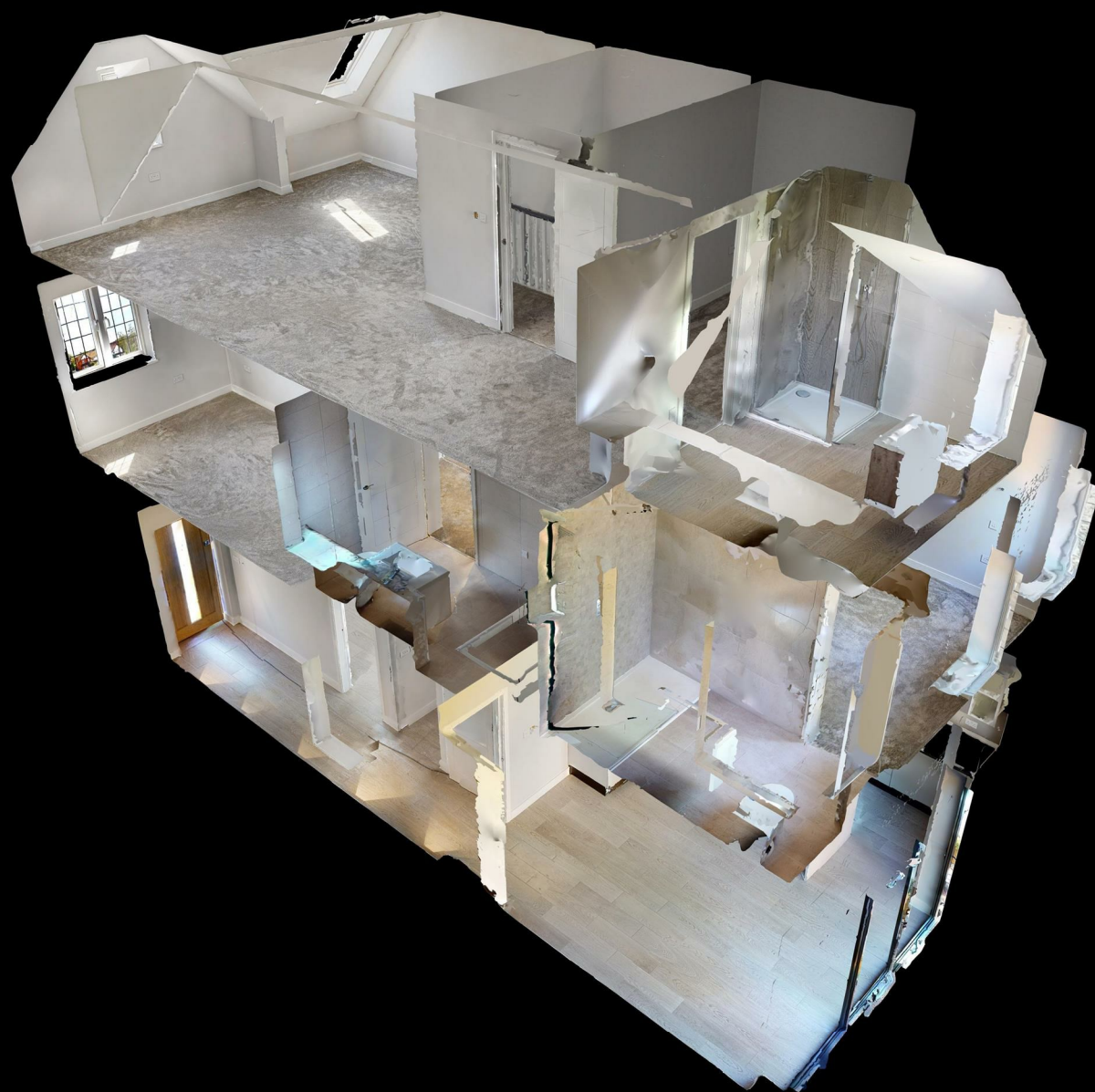


MAP & EPC

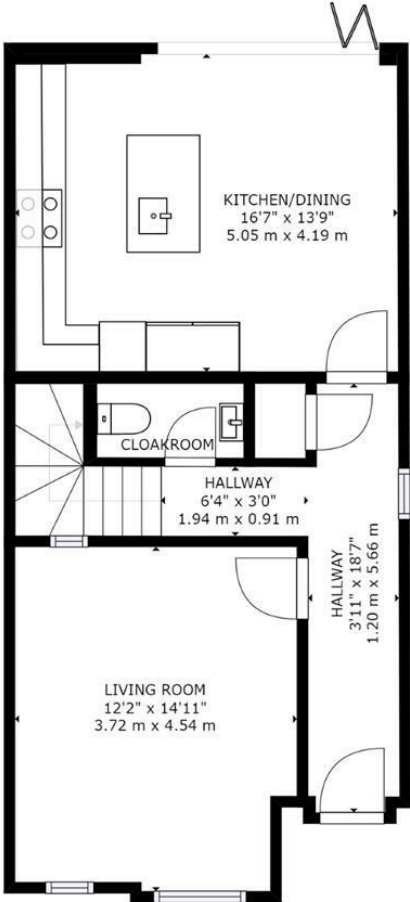


Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

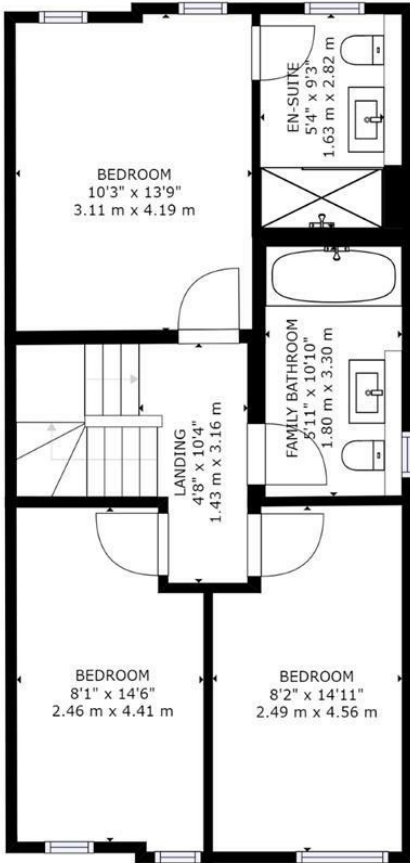
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



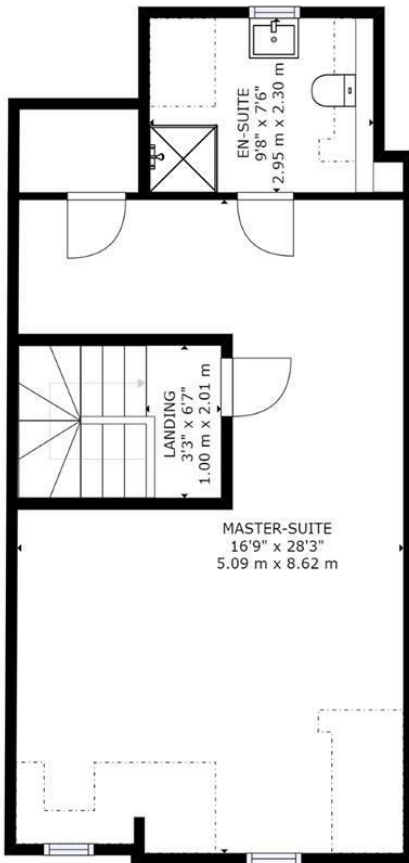
PLANS



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 578 sq ft, 54 m², FLOOR 2: 600 sq ft, 56 m²
 FLOOR 3: 502 sq ft, 47 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 69 sq ft, 6 m²
 TOTAL: 1681 sq ft, 156 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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