

DURDEN & HUNT

INTERNATIONAL



St. Johns Road, Loughton IG10

Offers In Excess Of £2,000,000

- Opportunity To Develop (STP)
- Expansive Plot
- Driveway And Garage
- Previous Planning Permission Granted For Additional Dwelling (EPF/2784/18)
- Existing Three Bedroom Property
- Excellent Transport Links
- Desirable Location
- Downstairs WC

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Council Tax Band: G



Located on a notably expansive plot and situated within a desirable part of Loughton this property is a must view.

There may be opportunity to develop the plot (subject to planning) with previous, now lapsed, permission for a 'Proposed new dwelling (re-submission of approved application EPF/1396/13)'. Prospective buyers are advised to refer to the Epping Forest planning portal for full details of the application (EPF/2784/18). The previous planning permission saw the proposed new dwelling accessed via a different road.

The existing house features a kitchen living and dining room, separate reception rooms and a downstairs WC. Upstairs three bedrooms are complemented by a bathroom and separate WC. There may also be potential to renovate and extend the existing property with some neighbouring properties completing loft and rear extensions for example (subject to planning).

Externally, the current property boasts a large plot, including a front garden, private driveway and garage, with ample off road parking, and a generous rear garden.

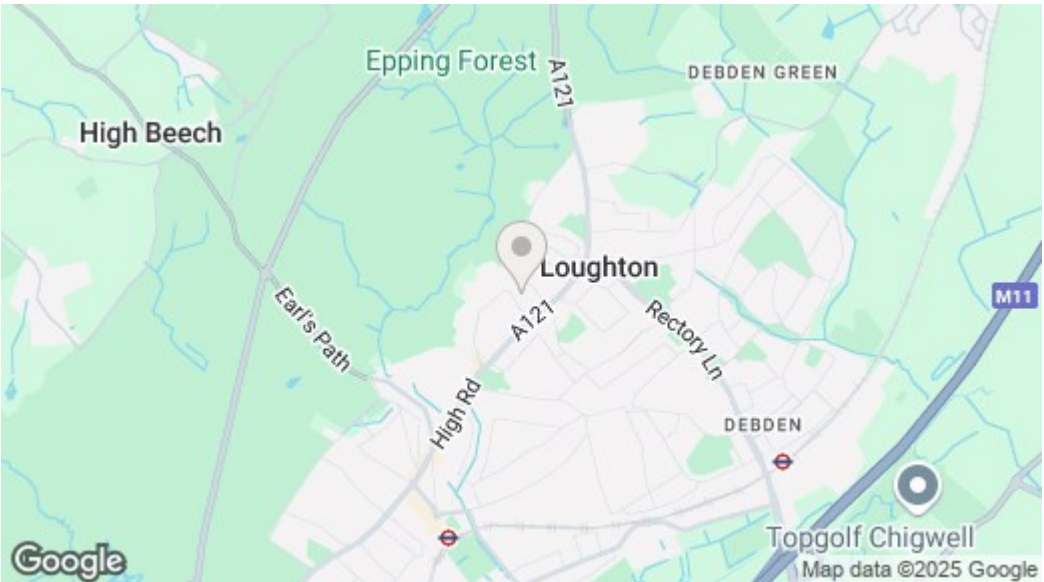
Situated in the sought after area of Loughton, this property benefits from a fantastic blend of urban convenience and natural beauty. The local high street offers a variety of boutique cafes, independent shops and restaurants, whilst the picturesque Epping Forest provides an abundance of space for outdoor recreation. Excellent transport links, including Loughton and Debden Station's Central Line, ensure direct access to Central London and beyond, whilst the M11 and M25 are a drive away offering good road connectivity.

Contact Durden & Hunt for a viewing!


Council Band G Epping Forest

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



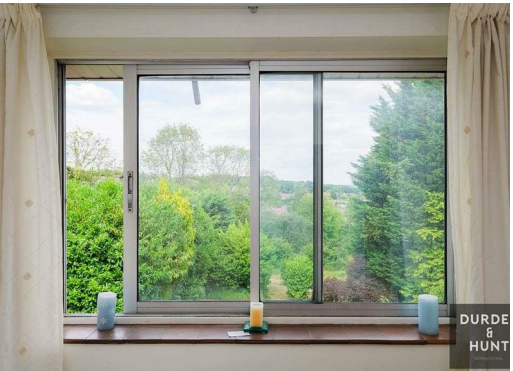
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

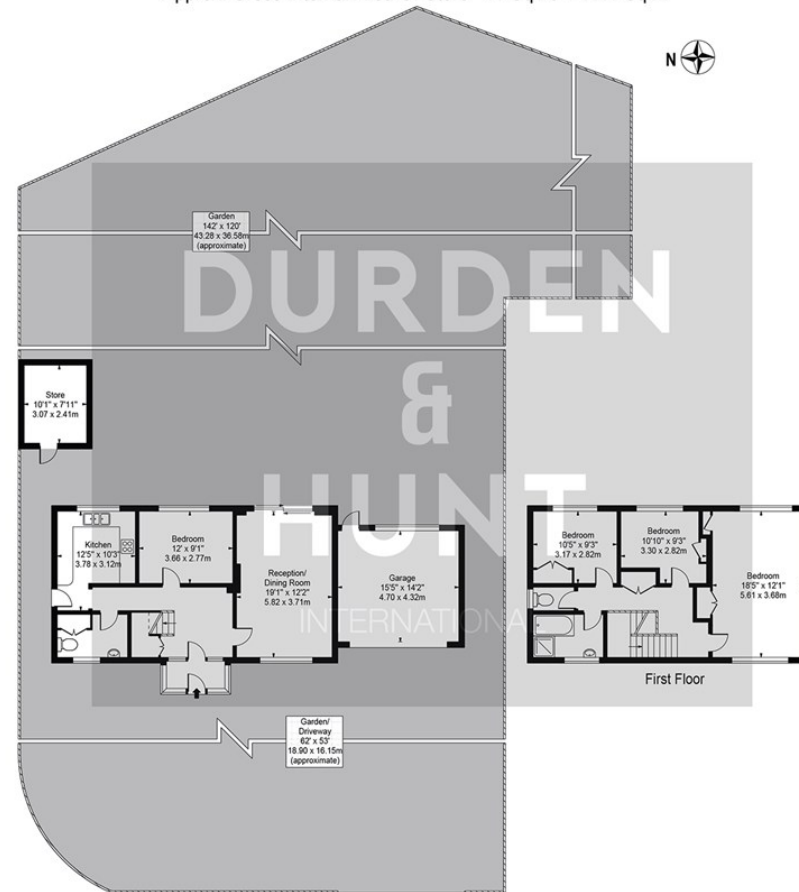
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





St. John's Road
 Approx. Total Internal Area 1649 Sq Ft - 153.20 Sq M
 (Including Garage & Store)
 Approx. Gross Internal Area Of Garage 219 Sq Ft - 20.30 Sq M
 Approx. Gross Internal Area Of Store 80 Sq Ft - 7.40 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band B