



- 25' x 25' VILLA STYLE PARK HOME
- STUNNING REAR VIEWS VIA BALCONY
- EXTERNAL HOME OFFICE
- TWO BEDROOMS

### The Elms, Lippitts Hill, Loughton, IG10 4AW

Stunning rear aspect views enjoyed via the raised veranda are offered with this villa style park home measuring 25' x 25' on an excellent size plot. EXTERNAL HOME OFFICE AND STORAGE. Two bedrooms, very large lounge/diner. Residents must be aged 50 or over.

**PRICE: £199,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Situated in an excellent position backing on to High Beech countryside and neighbouring equestrian land we offer this unique park home built in a villa style and oozing the essence of Mediterranean splendour. The larger than average plot surrounds the unit and is laid to paving for ease of maintenance. There is an excellent rear veranda which takes full advantage of the stunning views.

The garden has been sensitively planted to give a good degree of foliage and decorative display without being high maintenance and there are areas of interest throughout the plot.

A real feature of the property is the large outbuilding which provides a home office and excellent storage solutions.

The property itself has been lovingly maintained during the current owners' 20-year ownership and has benefitted from replacement double glazing, refitted kitchen with solid wood units and modern bathroom with white suite.

There are two double bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards. The very large lounge/diner is the heart of the home and this extends onto the raised balcony for enjoyment of the picturesque views.

Other features include oil-fired central heating with a recently installed boiler and allocated parking.

The Elms park is an established park for residents aged 50 or over and operates a no dog policy on site.





## ACCOMODATION IN BRIEF COMPRISES:

### ENTRANCE PORCH

4' 1" x 3' 11" (1.24m x 1.19m)

### INNER HALL

7' 11" x 2' 9" (2.41m x 0.84m)

### LOUNGE/DINER

20' 1" x 16' 11" (6.12m x 5.16m)

### KITCHEN

7' 10" x 6' 6" (2.39m x 1.98m)

### BEDROOM ONE

13' 5" x 8' 11" (4.09m x 2.72m)

### BEDROOM TWO

8' 8" x 8' 7" (2.64m x 2.62m)

### BATHROOM

7' 7" x 5' 3" (2.31m x 1.6m)



### EXTERIOR

Large plot surrounds the unit. Side access via double gates.  
External storage cupboards.

### OUTBUILDINGS

Comprises of two storage sheds plus home office

Office: 15'5 x 5'2

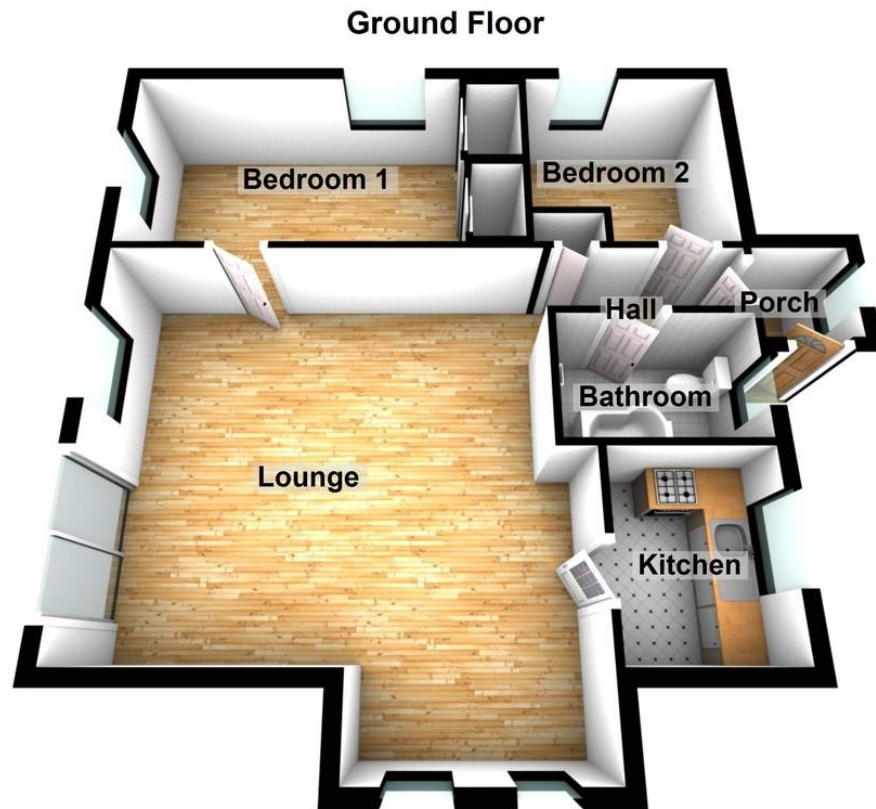
Shed One: 7'3 x 5'9

Shed Two: 9'9 x 6'6



### CHARGES

Ground rent £197.00 PCM



NO EPC REQUIRED

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