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PRESENTS

Traps Hill, Loughton


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Traps Hill, Loughton

Nestled in the desirable area of Traps Hill, Loughton, this charming detached house, built in 1954, offers a perfect blend of classic character and modern convenience. With four generously sized bedrooms and three well-appointed bathrooms, this home is ideal for families seeking both space and comfort.

Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The spacious layout is enhanced by high ceilings, creating an airy atmosphere throughout the property. Each room is designed to maximise natural light, making the home feel warm and welcoming.

One of the standout features of this property is the high-quality outhouse, which includes a fully functioning kitchen. This versatile space can serve as a home office, a playroom, or even a guest suite, providing additional flexibility to suit your lifestyle needs.

For those who value convenience, the property boasts private off-street parking for up to four vehicles, ensuring that you and your guests will never have to worry about finding a space. Furthermore, the location is superb, with the tube station and Loughton High Road just a short walk away, offering easy access to local amenities and transport links.

In summary, this four-bedroom detached house on Traps Hill is a rare find, combining spacious living areas, modern facilities, and a prime location. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home.

With over 20 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 agency. Our unique Partnership sets us apart as market leaders.



E|J
3D WALKTHROUGH

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
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0208 0165 333

NEED TO KNOW

Sqft 2119.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band G


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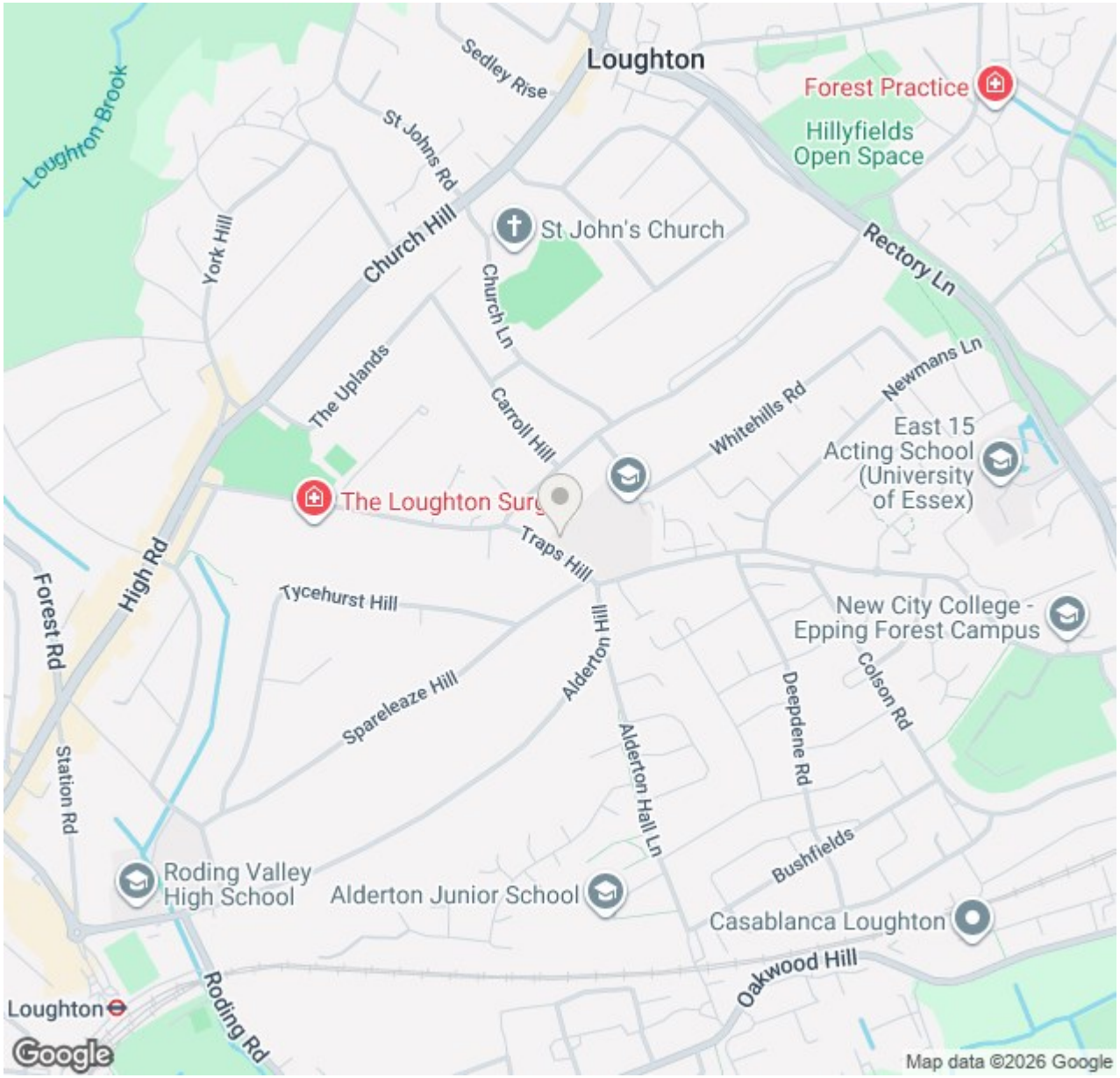

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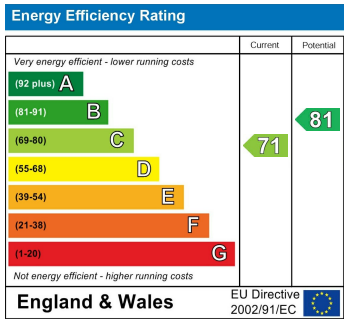

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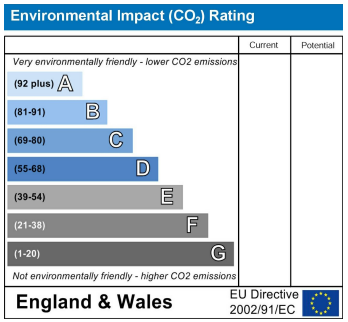

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MAP & EPC


Loughton
Sedley Rise
Loughton Brook
St Johns Rd
Forest Practice
Hillyfields
Open Space
York Hill
Church Hill
St John's Church
Church Ln
Rectory Ln
The Uplands
Carroll Hill
Whitehills Rd
Newmans Ln
East 15
Acting School
(University
of Essex)
The Loughton Surg
Traps Hill
High Rd
Forest Rd
Tycehurst Hill
New City College -
Epping Forest Campus
Alderton Hill
Colson Rd
Spareleaze Hill
Deepdene Rd
Station Rd
Alderton Hall Ln
Bushfields
Roding Valley
High School
Alderton Junior School
Casablanca Loughton
Oakwood Hill
Loughton
Roding Rd
Google
Map data ©2026 Google


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
71
81
England & Wales
EU Directive
2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive
2002/91/EC


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PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 1291 SQ FT, 120 m², FIRST FLOOR: 828 SQ FT, 77 m²
EXCLUDED AREAS: GARDEN KITCHEN: 241 SQ FT, 22 m², OUTHOUSE: 430 SQ FT, 40 m²
TOTAL: 2119 SQ FT, 197 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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