



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

P R E S E N T S

Alderton Mews, Alderton Hill, Loughton



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“ The Elliott James team welcomes to the market this fabulous four bedroom detached family home nestled within a private gated development on one of Loughton’s most prestigious roads close to Loughton Central Line Station, Loughton High Road and Epping Forest. The property boasts over 2000 square feet of internal living space, a south-east facing 60-foot garden (est), air-conditioning and a large driveway which provides ample off-street parking for up to three cars.

Accessed via electric security gates, this wonderful property’s accommodation is arranged over two floors with the ground floor comprising of a large porch, bright formal reception room with dual aspect windows which leads to a spacious living room with stunning garden views, modern kitchen with fitted appliances and an incredibly light conservatory perfect for entertaining. The ground floor also benefits from a separate utility room, cloakroom and capacious study with a multitude of built in storage. The first floor features a magnificent principal bedroom with en suite and beautiful fitted wardrobes, a further three double bedrooms two of which also benefit from fitted wardrobes and a large family bathroom. To the rear, the 60 foot garden features a spacious patio with jacuzzi, laid lawn and planted borders with a variety of trees and shrubberies.

Located close to the M11 and M25 and only 0.7 miles from Loughton Central Line Station and Loughton High Road, this property is perfectly situated for transport links and local amenities. Loughton High Road features several supermarkets, local boutiques, fantastic bars and restaurants as well as a newly renovated leisure centre. There are also a number of well-regarded state and private primary and secondary schools close by.

Viewings are strictly by appointment only.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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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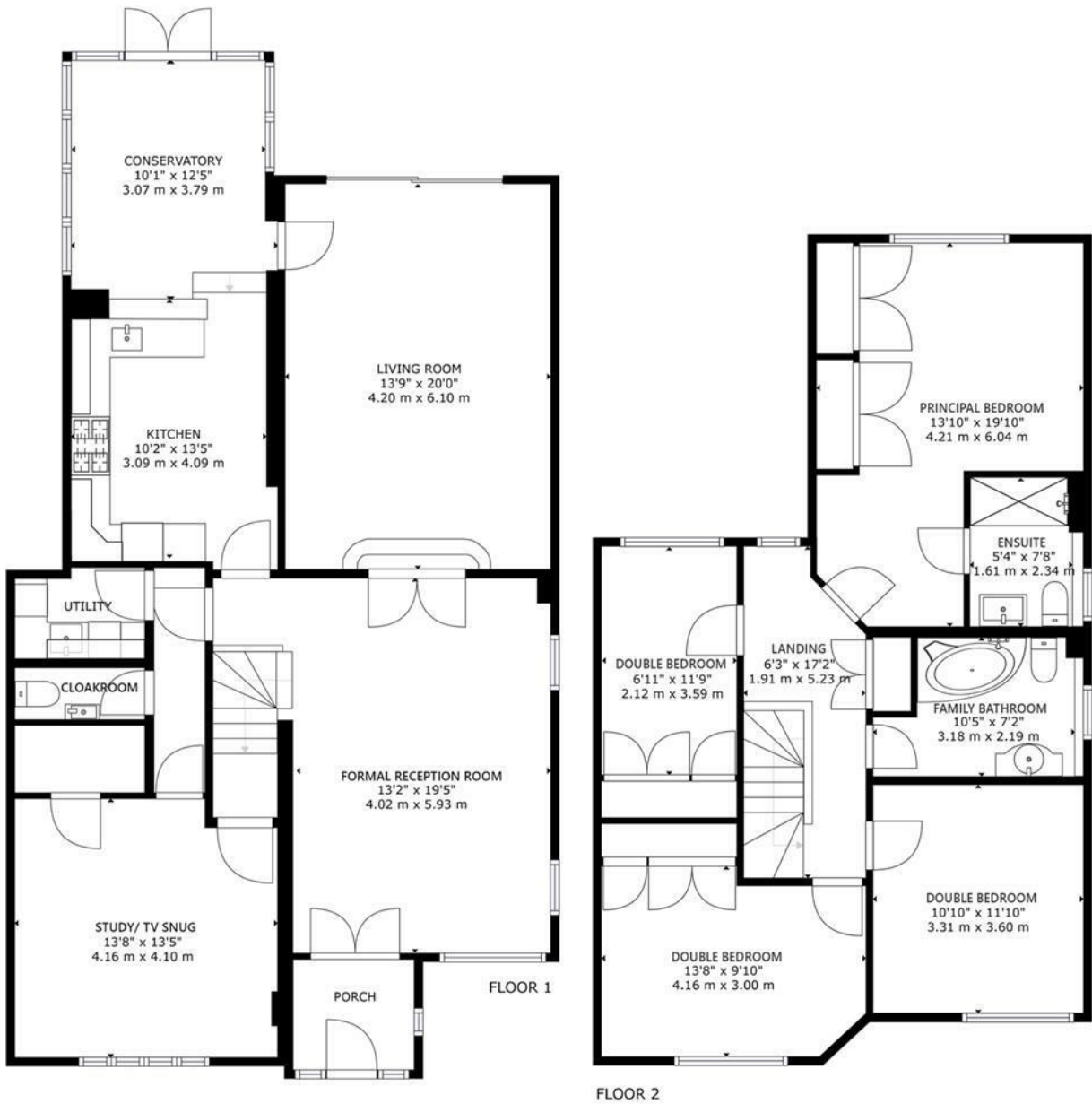
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Sqft 2079.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

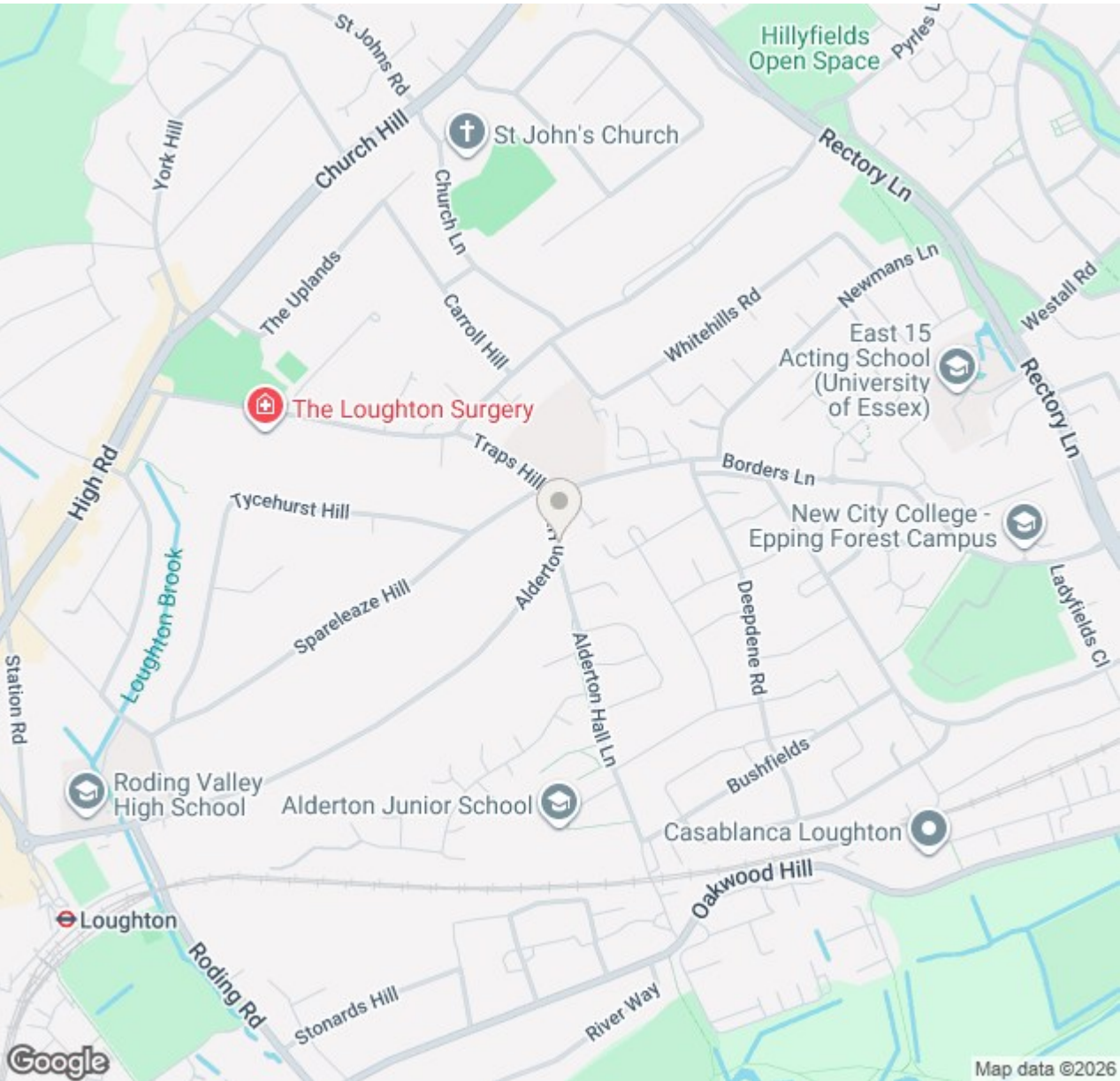
PLANS



GROSS INTERNAL AREA
FLOOR 1: 1233 sq. ft, 115 m2, FLOOR 2: 846 sq. ft, 79 m2
TOTAL: 2079 sq. ft, 193 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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