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PRIME RESIDENTIAL

PRESENTS

Abbess Terrace, Loughton


E | J

Abbess Terrace, Loughton

Guide Price £475,000-£500,000. Tucked away in a quiet residential setting, just a short distance from local amenities and transport links, is this well-presented three bedroom family home offering a practical and versatile layout across two floors.

The ground floor features a welcoming entrance hall with useful storage and a guest cloakroom. To the front, there is a bright and spacious kitchen/diner, providing ample worktop and cupboard space alongside room for dining, making it an ideal hub for everyday living. To the rear, the generous living room spans over 15ft and provides an excellent space for relaxing or entertaining, with direct access to the garden.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobe space and a modern en-suite shower room. A further double bedroom and a third bedroom, ideal as a nursery, guest room or home office, are served by a family bathroom. Additional storage is available from the landing. There is a bi annual service charge of £222.53.

Externally, the property enjoys a private rear garden, perfect for outdoor dining and family use, along with the added benefit of an allocated parking space.

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.





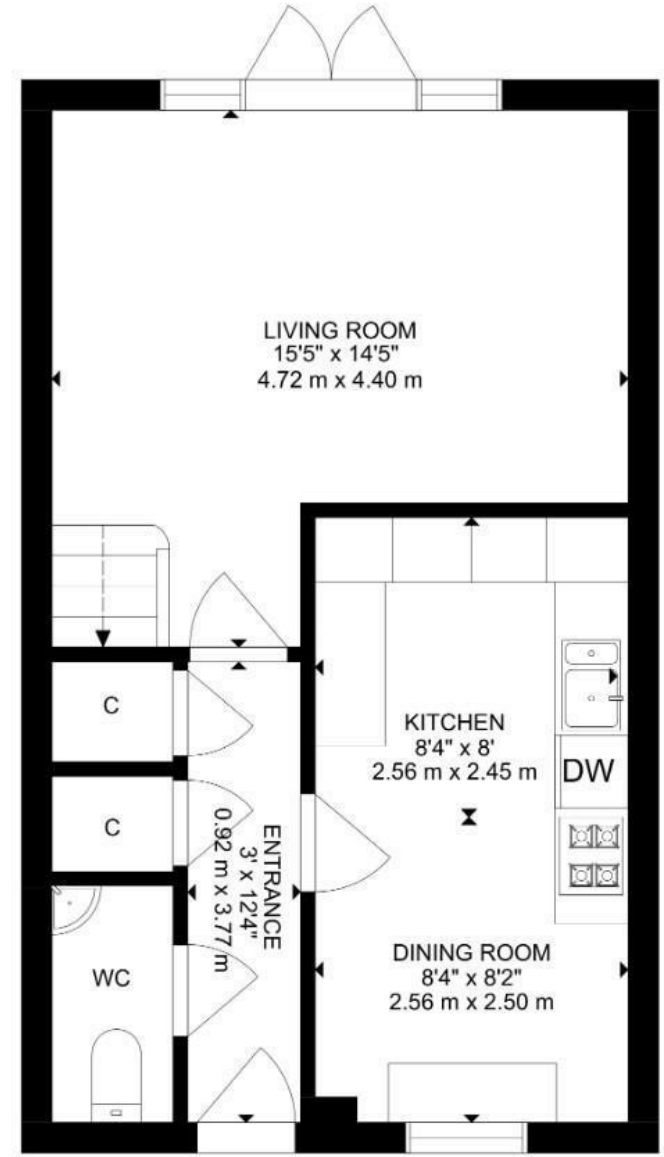
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

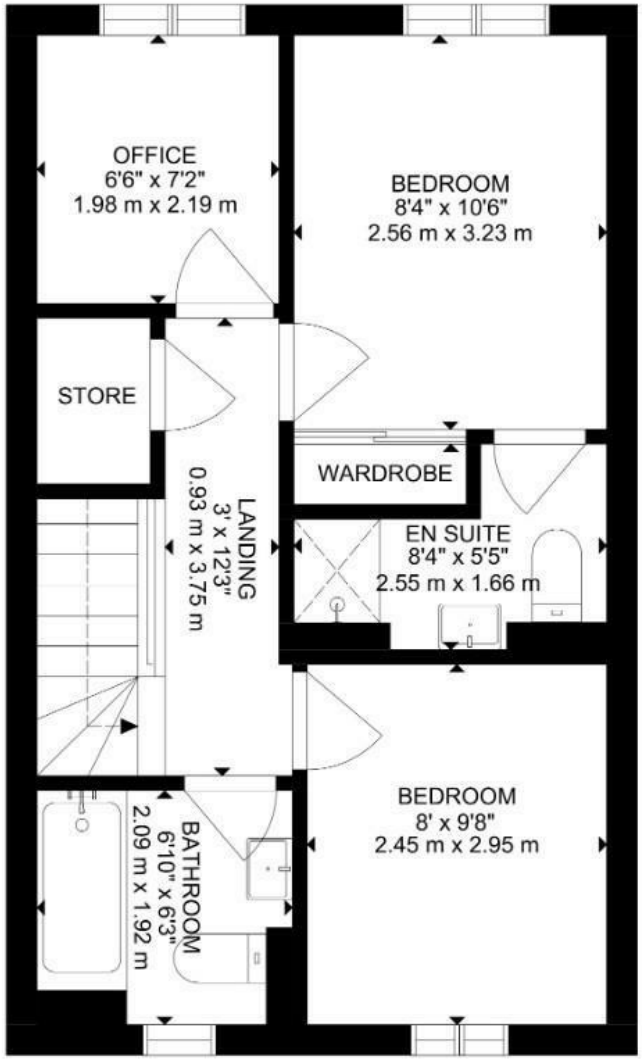
NEED TO KNOW

Sqft 838.00 sq ft	Type House - Mid Terrace	Style New Home
Bedrooms 3	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping	Tax Band D

PLANS



GROUND FLOOR

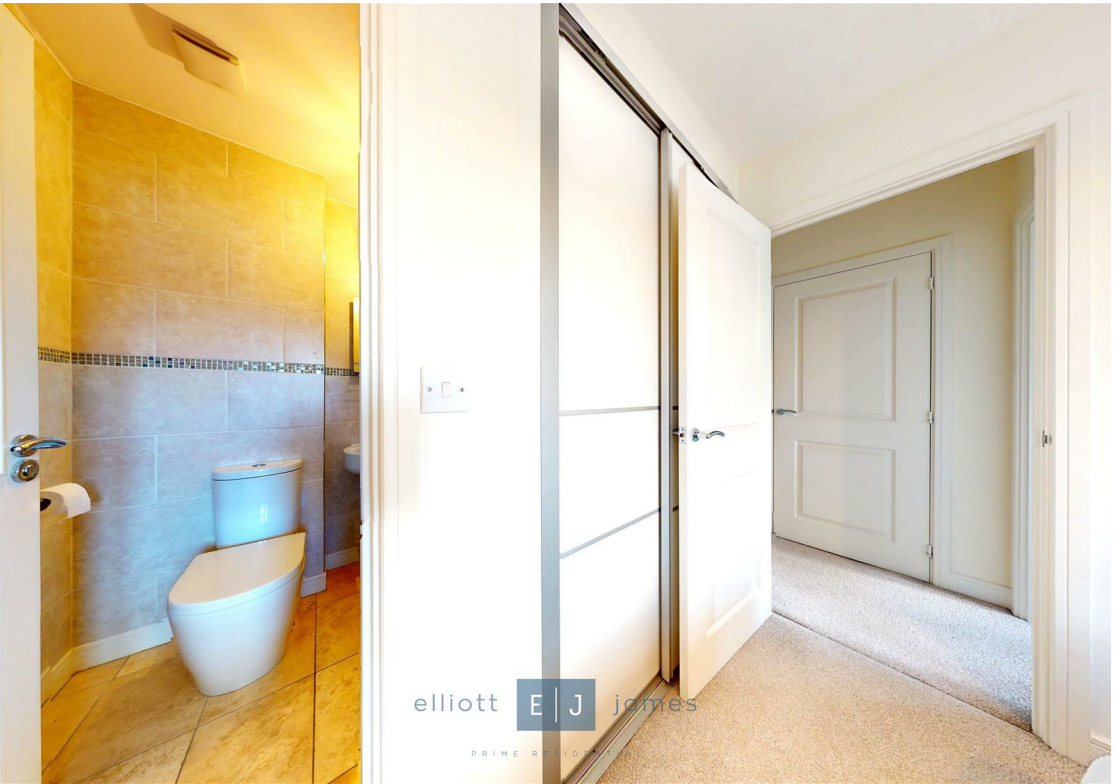


FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 39 m^2, 419 SQ FT, FIRST FLOOR: 39 m^2, 419 SQ FT
TOTAL: 78 m^2, 838 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

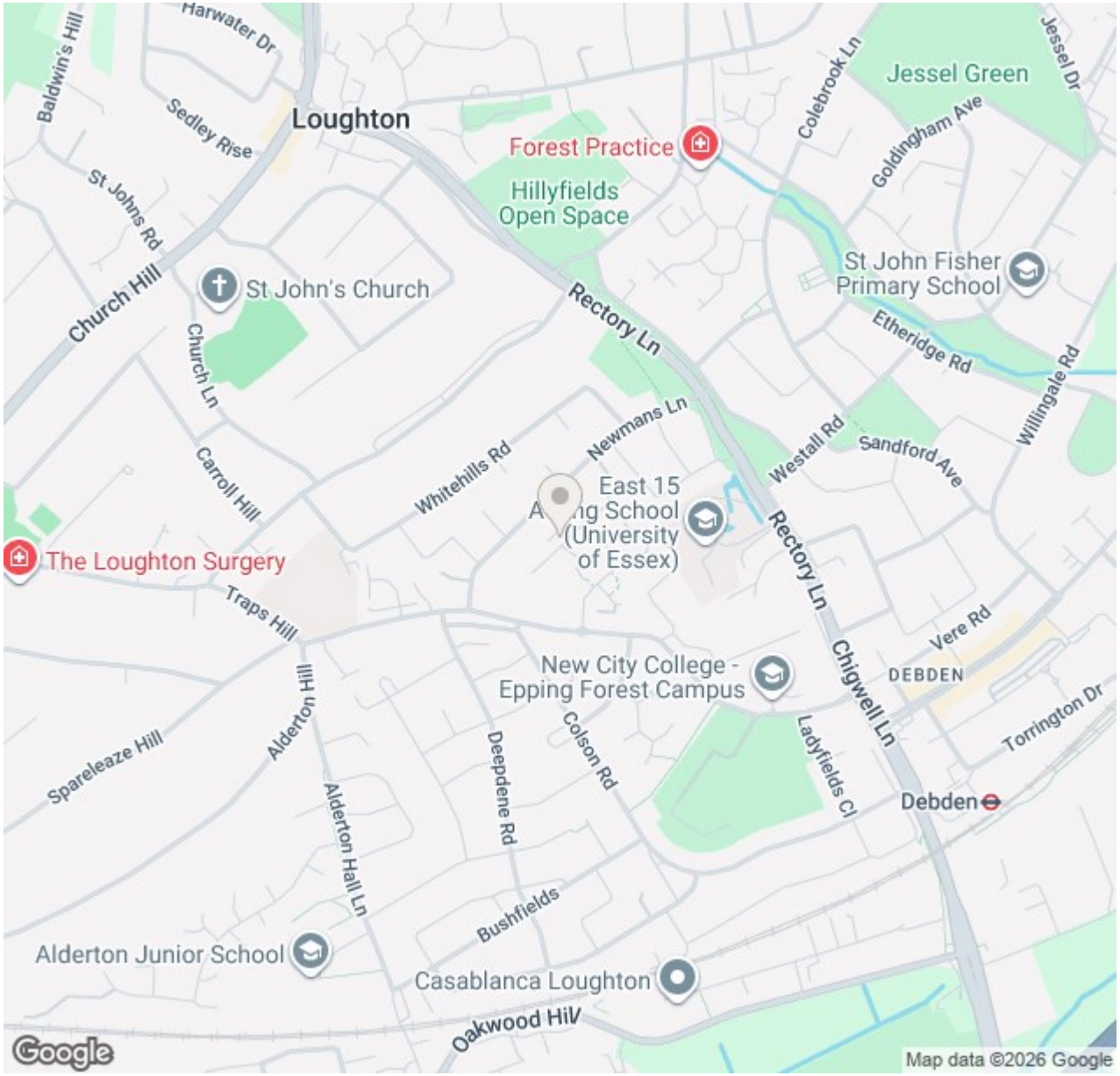

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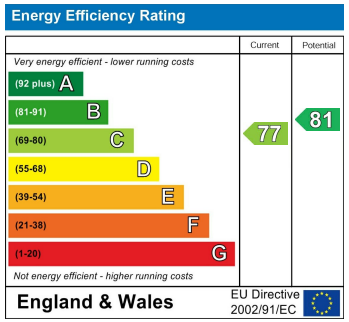

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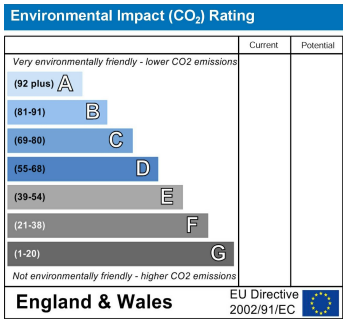

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MAP & EPC


Harwater Dr
Baldwin's Hill
Sedley Rise
Loughton
Forest Practice
Colebrook Ln
Jessel Green
Jessel Dr
Goldingham Ave
St Johns Rd
Hillyfields
Open Space
St John Fisher
Primary School
Church Hill
St John's Church
Rectory Ln
Etheridge Rd
Willingale Rd
Church Ln
Newmans Ln
Whitehills Rd
Westall Rd
Sandford Ave
Carroll Hill
East 15
(University
of Essex)
The Loughton Surgery
Traps Hill
Vere Rd
DEBDEN
New City College -
Epping Forest Campus
Chigwell Ln
Torrington Dr
Alderton Hill
Spareleaze Hill
Colson Rd
Deepdene Rd
Ladyfields Cl
Debden
Alderton Hall Ln
Bushfields
Alderton Junior School
Casablanca Loughton
Oakwood Hill
Google
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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
77
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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165 | High Road | Loughton | IG10 4LF
Contact Us : 0208 0165 333 | contact@ejpr.co.uk
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