



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

P R E S E N T S

St. Johns Road, Loughton



elliott E | J james

# St. Johns Road, Loughton



Nestled in the sought-after area of St. Johns Road, Loughton, this charming detached house offers a wonderful blend of space and potential. Spanning 1,538 square feet, the property boasts two reception rooms. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking both convenience.

Built in 1955, the house retains a sense of character. The generous driveway accommodates parking for multiple vehicles, complemented by a garage for additional storage or vehicle protection.

One of the standout features of this property is the granted planning permission for an additional dwelling, allowing for the exciting opportunity to develop a four-bedroom house on the premises. This potential for expansion makes it an attractive prospect for those looking to invest in their future or create a multi-generational living space. - Planning application number EPF/2359/25

The desirable location of Loughton offers a vibrant community atmosphere, with local amenities, schools, and transport links within easy reach. This property not only provides a family home but also presents a unique opportunity for development in a prime area. Whether you are looking to settle down or explore investment possibilities, this house on St. Johns Road is a remarkable find.



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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.



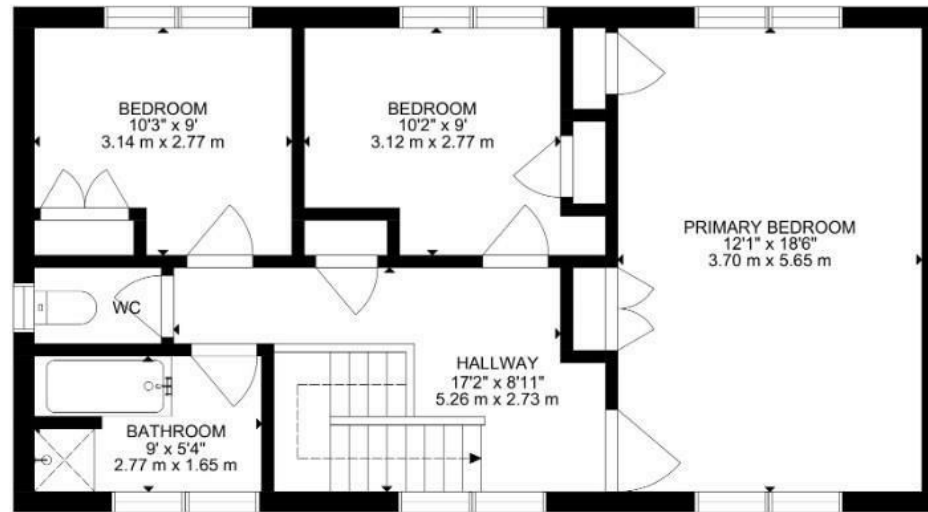
An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor **MNAEA & MARLA**  
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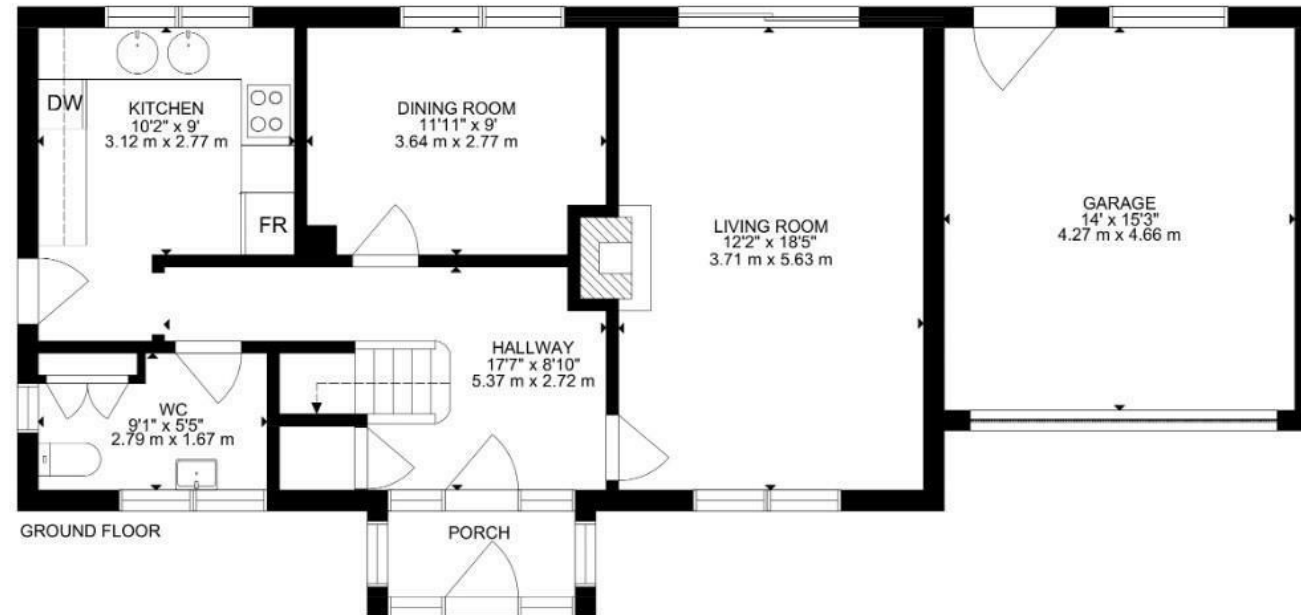
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Sqft 1538	Type House - Detached	Style 1955
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band G

# PLANS

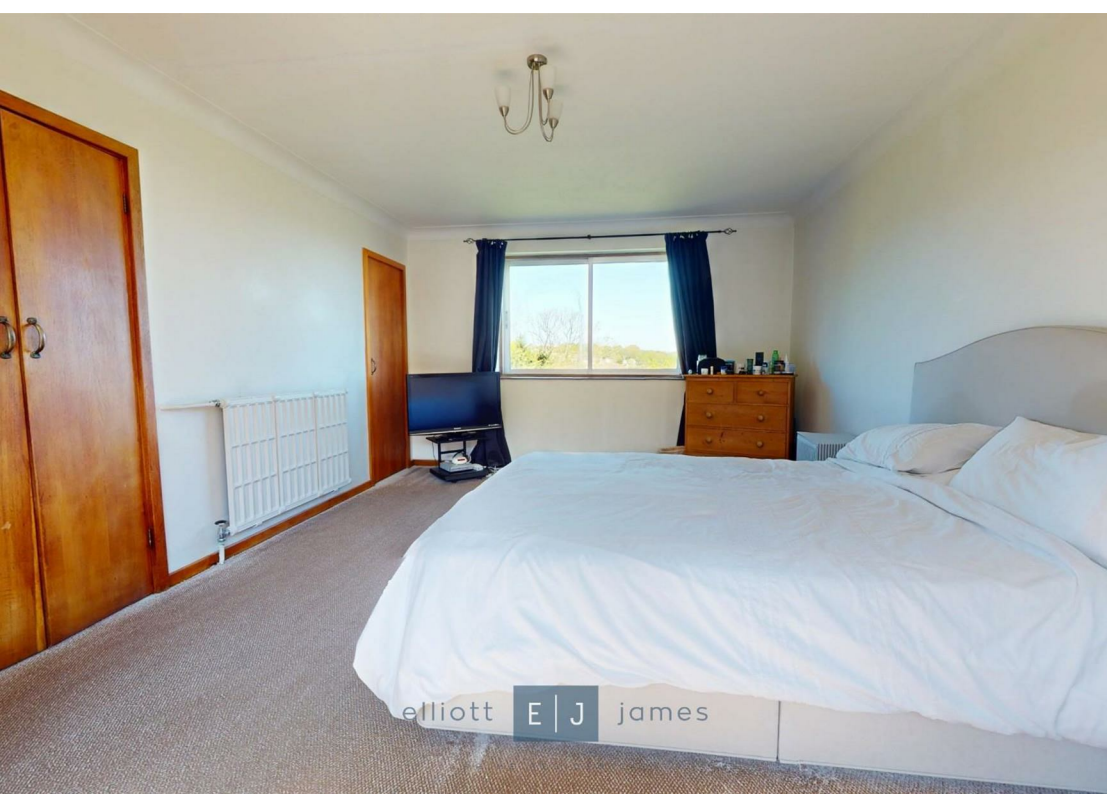


FIRST FLOOR

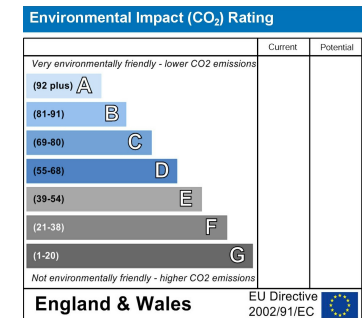
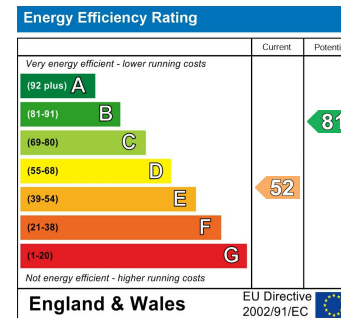
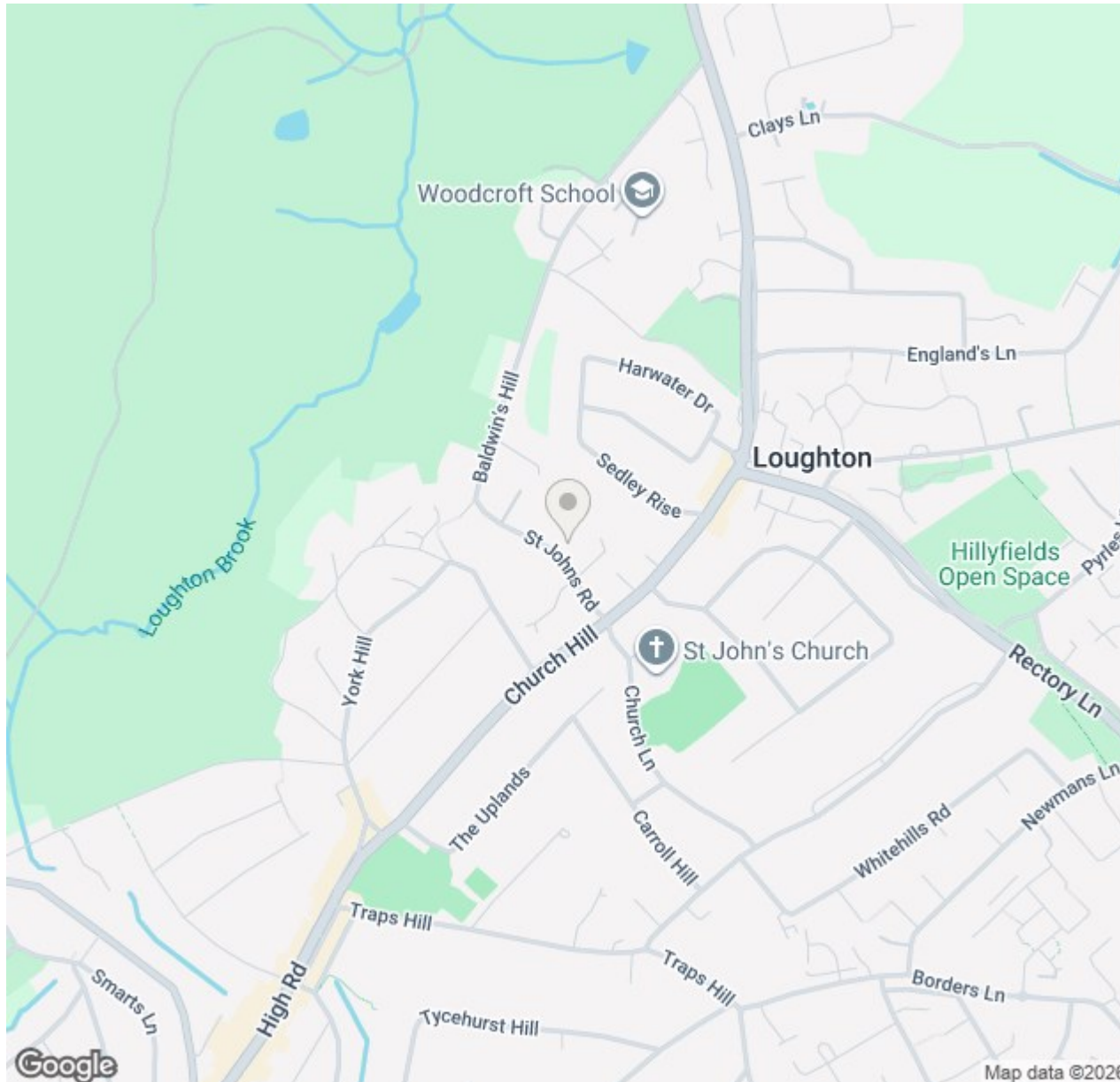


GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 63 m<sup>2</sup>, 678 SQ FT, FIRST FLOOR: 60 m<sup>2</sup>, 645 SQ FT  
GARAGE: 20 m<sup>2</sup>, 215 SQ FT  
TOTAL: 143 m<sup>2</sup>, 1538 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



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