



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

P R E S E N T S

West View, Loughton



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Nestled in the desirable area of West View, Loughton, this impressive detached house offers a perfect blend of modern living and convenience. Built in 2006, the property boasts a generous 2,454 square feet of living space, making it ideal for families seeking both comfort and style.

Upon entering, you are greeted by a grand atrium hallway that sets the tone for the spaciousness found throughout the home. The property features two well-appointed reception rooms, providing ample space for relaxation and entertaining. With four bedrooms, including a large ensuite with a walk-in wardrobe, this home caters to all your needs for privacy and comfort.

The three bathrooms ensure that there is no morning rush, making it perfect for busy families. The ground floor benefits from underfloor heating, adding an extra touch of luxury and warmth during the colder months.

Parking is a breeze with off-street parking available for up to five vehicles, including a garage, ensuring that you and your guests will never be short of space.

One of the standout features of this property is its prime location. Just a few minutes' walk from Loughton High Road, you will find a variety of shops, cafes, and amenities right at your doorstep, making daily errands and leisure activities incredibly convenient.

In summary, this stunning detached house in West View is a rare find, offering spacious living, modern comforts, and an enviable location. It is an ideal choice for those looking to settle in a vibrant community while enjoying the luxury of a well-designed 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.



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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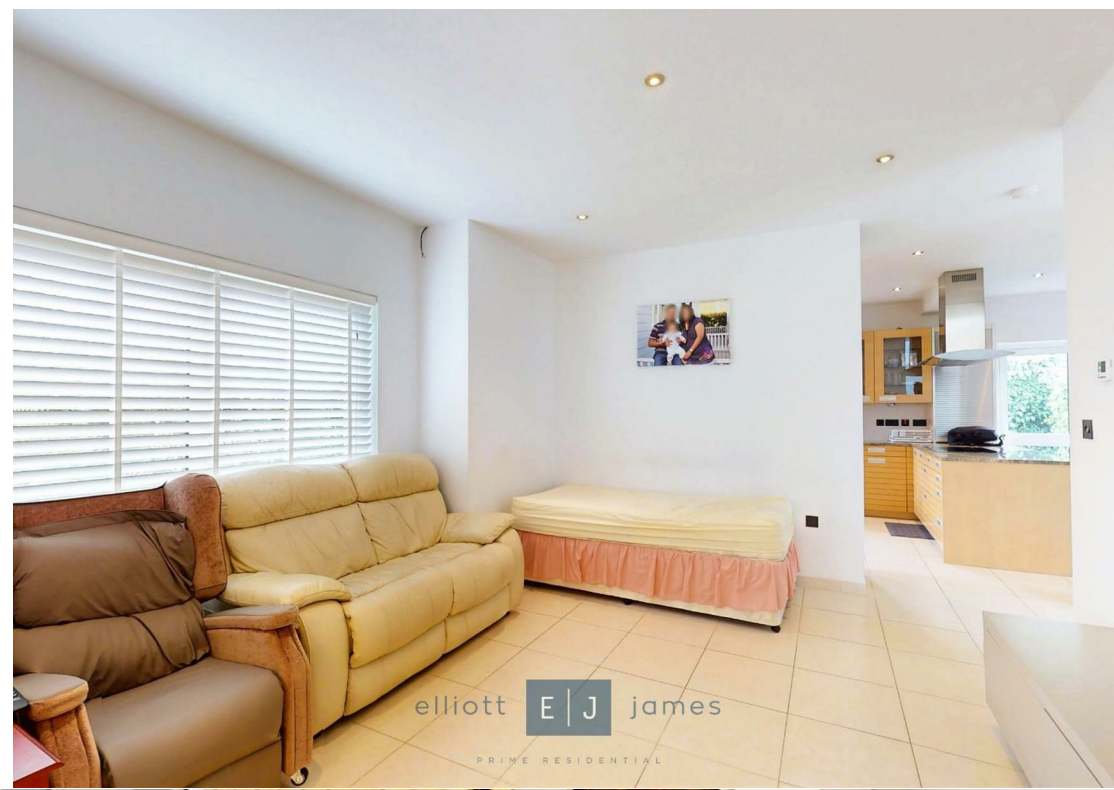
Sqft 2453.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band G





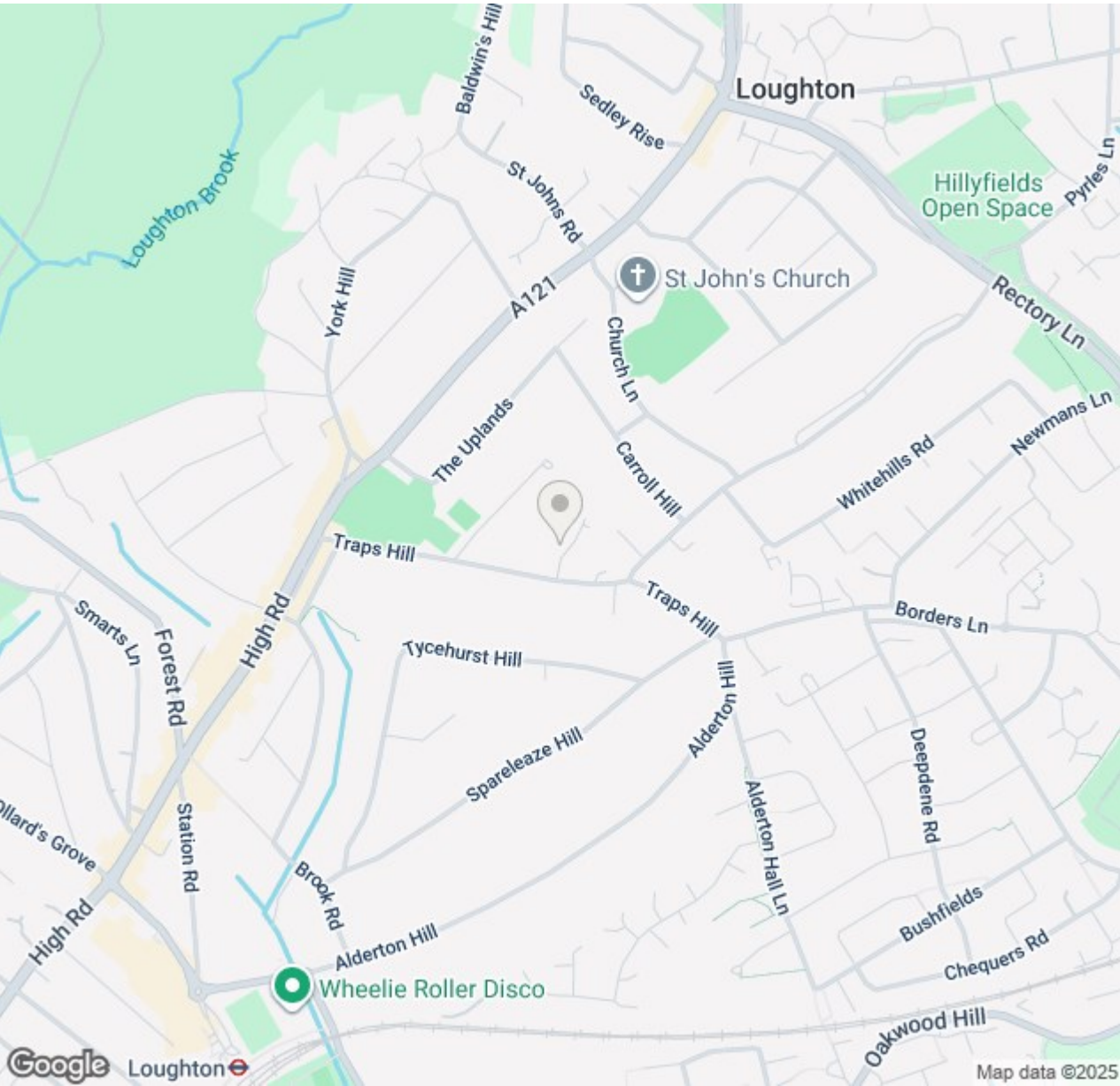
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MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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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PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 116 m², 1248 SQ FT, FIRST FLOOR: 112 m², 1205 SQ FT
 TOTAL: 228 m², 2453 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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