



P R I M E   R E S I D E N T I A L

P R E S E N T S

Sedley Rise, Loughton



elliott E | J james



# Sedley Rise, Loughton

“ Elliott James welcomes to the market this charming two-bedroom first-floor maisonette, set on a desirable tree-lined residential turning just moments from Epping Forest.

Offering in excess of 750 square feet of well-proportioned accommodation, this spacious home is further enhanced by its own private rear garden and a large boarded loft complete with a pull-down ladder, providing excellent additional storage space.

Upon entering, you are greeted by a private front door and staircase leading up to a generous landing, providing access to all principal rooms. The bright and airy living room is a standout feature, boasting multiple windows, a character fireplace, and ample space for a dedicated dining area.

The property also comprises two well-sized double bedrooms, a modern family bathroom, and a stylish kitchen installed approximately three years ago. A charming stable door from the kitchen leads out to steps down towards the private rear garden, making the space ideal for outdoor dining and entertaining. The home has also benefited from replacement flooring and carpets within the last two years, adding to the well-maintained feel throughout.

This attractive maisonette will appeal to both owner-occupiers seeking a spacious and well-located home, as well as investors looking for strong rental potential. Early viewing is highly recommended and 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.



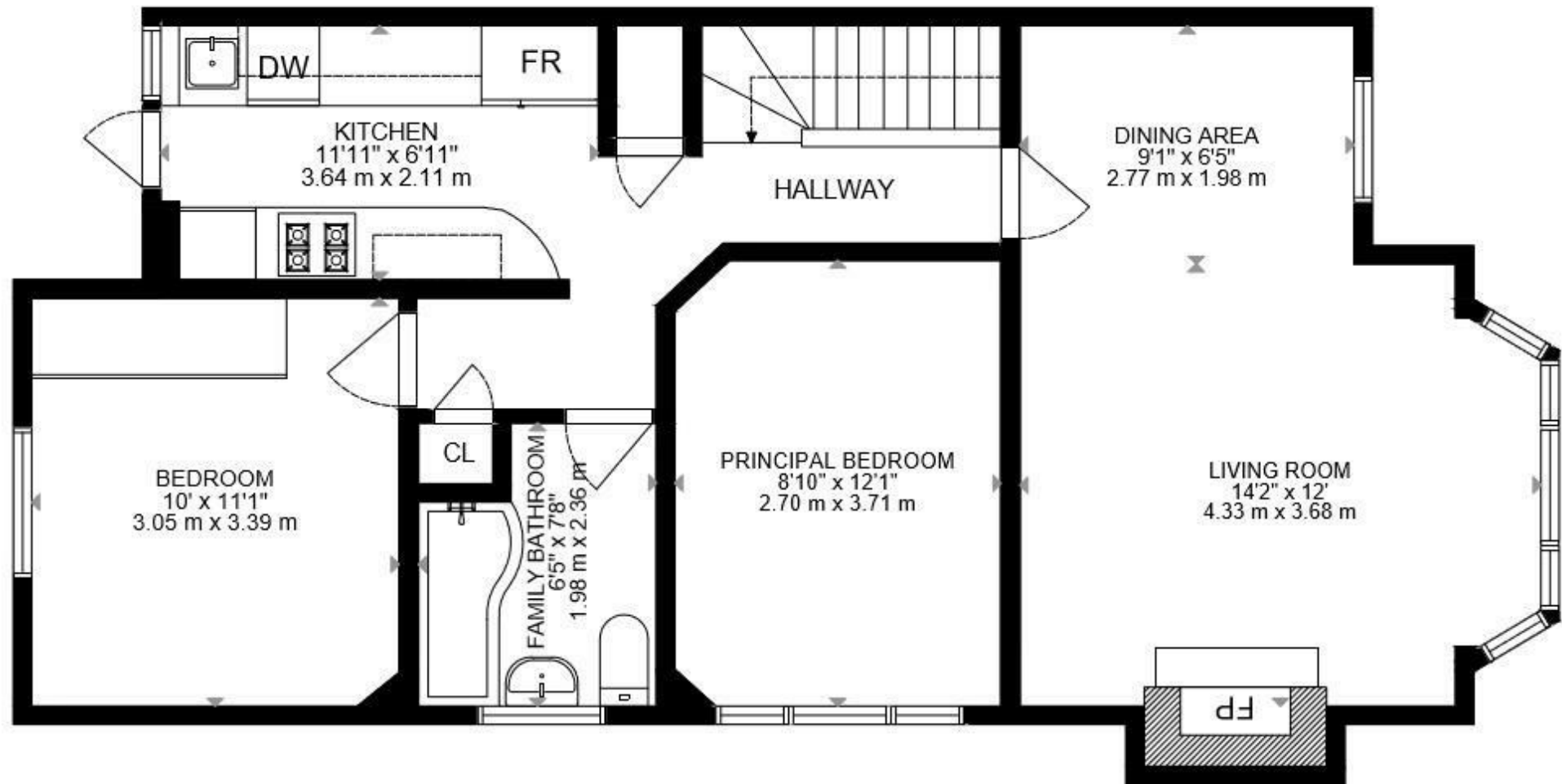
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|----------------------|----------------------------------|---------------------|
| Sqft<br>753.00 sq ft | Type<br>Maisonette               | Style<br>Mock Tudor |
| Bedrooms<br>2        | Receptions<br>1                  | Bathrooms<br>1      |
| Tenure<br>Leasehold  | Local Authority<br>Epping Forest | Tax Band<br>C       |

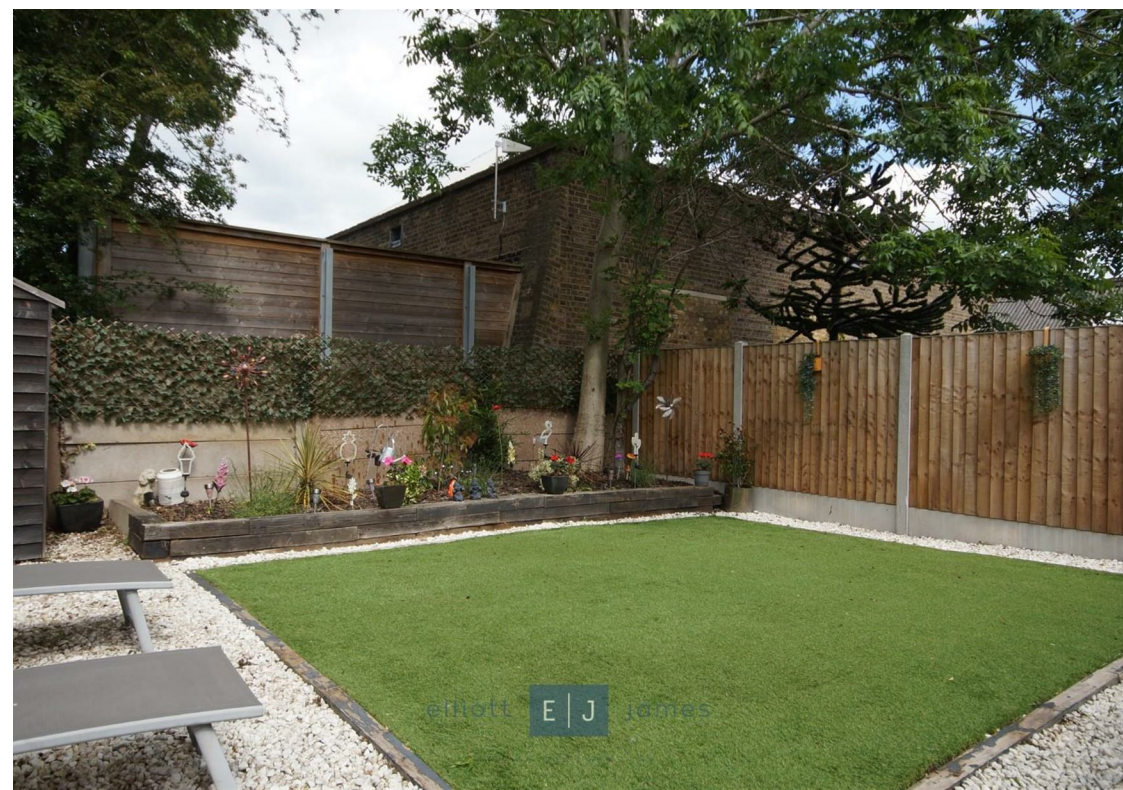
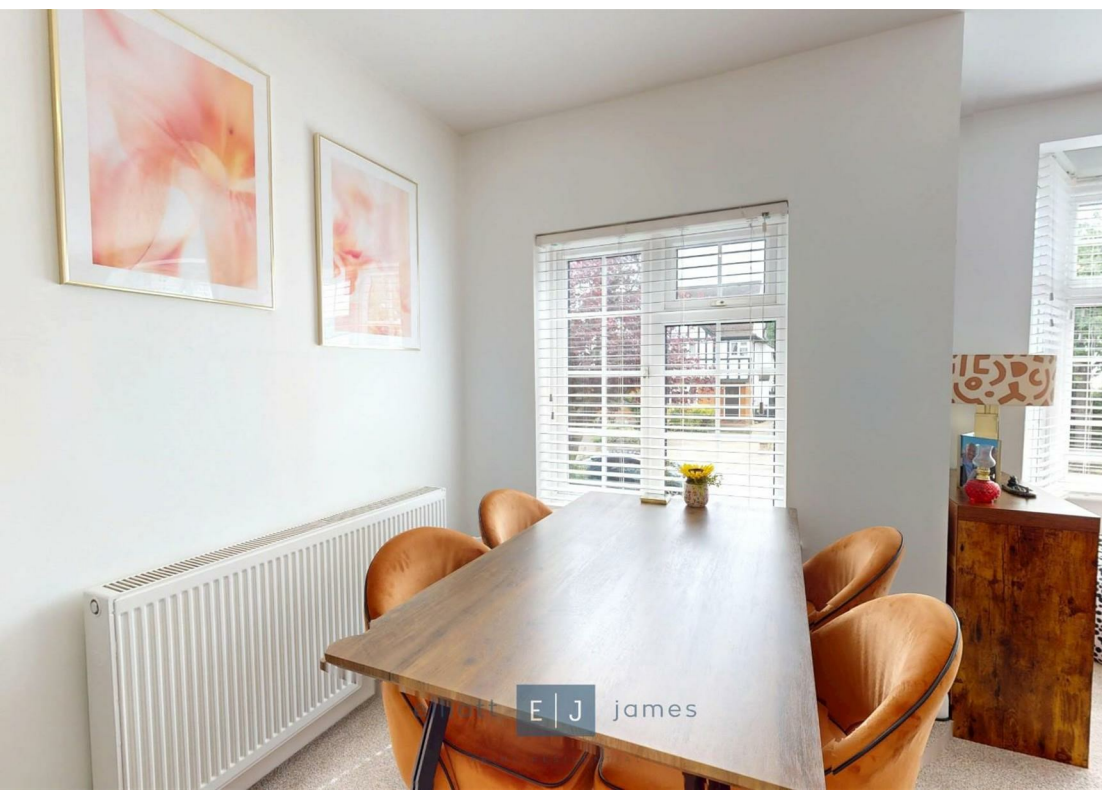
# Sedley Court



GROSS INTERNAL AREA  
FLOOR 1: 70 M2, 753 SQ FT  
TOTAL: 70 M2, 753 SQ FT

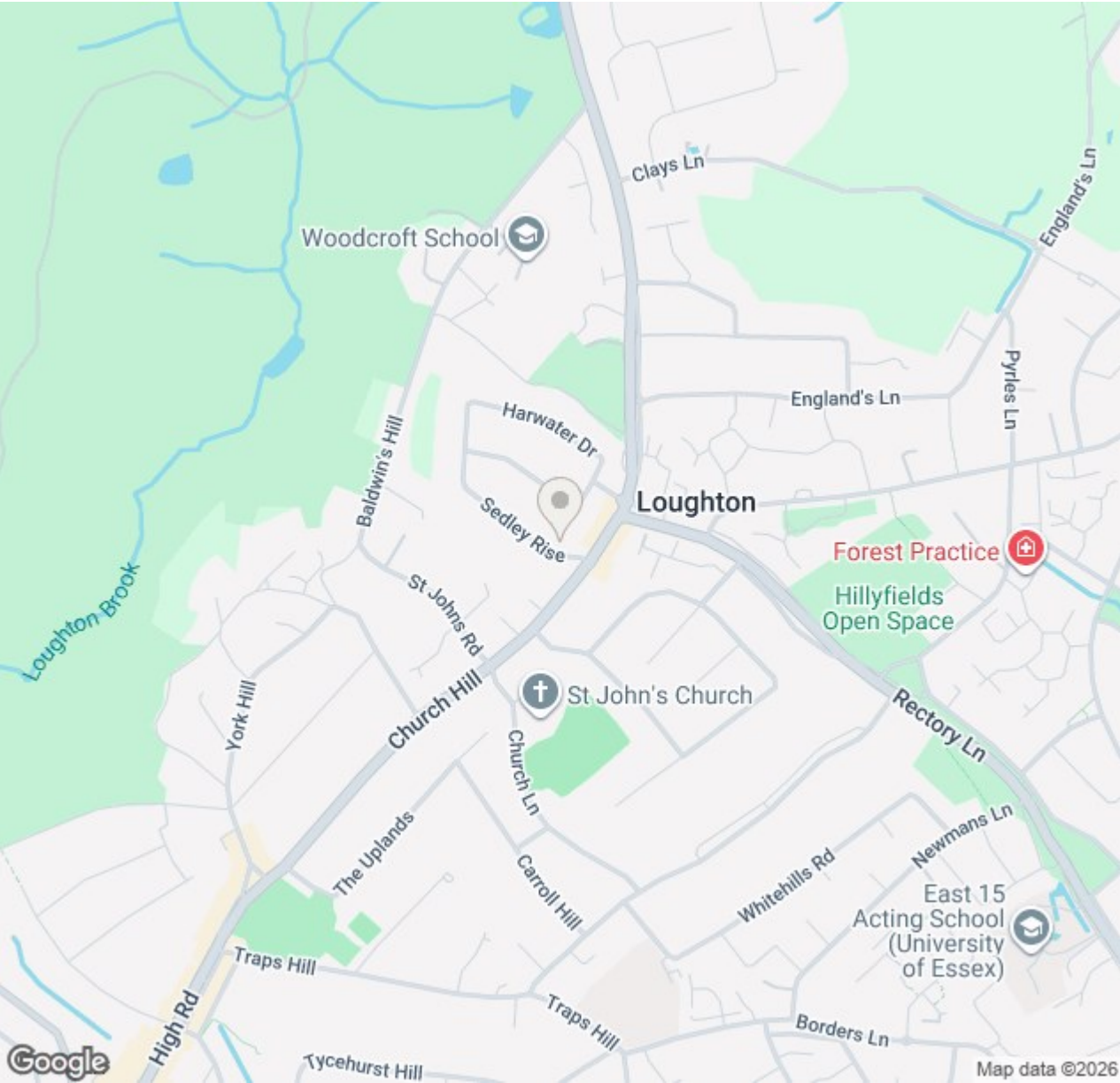
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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