elliott E|J james

PRIME RESIDENTIAL

PRESENTS

Hilltop, Loughton



Hilltop, Loughton

Guide Price £800,000 - £825,000. A spacious four-bedroom semi-detached family home extending to approximately 1,894 sq ft, occupying a sought-after position on the ever-popular Hilltop in Loughton. Offering excellent scope for modernisation and extension potential (subject to the usual planning consents), this substantial property presents an exciting opportunity to create a long-term family home in one of Loughton's most desirable residential locations.

The property is approached via a private driveway providing off-street parking and access to an integral garage. The attractive frontage sits amongst similar character homes and enjoys a prominent position on this established residential road.

The ground floor accommodation comprises a welcoming entrance hall, guest cloakroom, spacious bay-fronted reception room currently used as a dining room, fitted kitchen, and an impressive dual-aspect living room extending over 23ft in length with views and access to the rear garden.

On the first floor are three well-proportioned bedrooms, including a generous principal bedroom with bay window overlooking the front aspect, together with a family bathroom. The second floor provides a substantial fourth bedroom, making an ideal guest suite, teenager's room or additional workspace.

Extending to almost 1,900 sq ft, the property offers versatile accommodation for growing families and presents an excellent opportunity for buyers seeking to refurbish and personalise a home to their own specification.

Hill Top is widely regarded as one of Loughton's premier roads, ideally situated for access to the town centre, Central Line station, highly regarded schools and the expansive open spaces of Epping Forest. A wide selection of shops, restaurants, cafés and leisure facilities are all within easy reach, making this an outstanding location for both commuters and families alike.

Offered with no onward chain. Early viewing is highly recommended.

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.



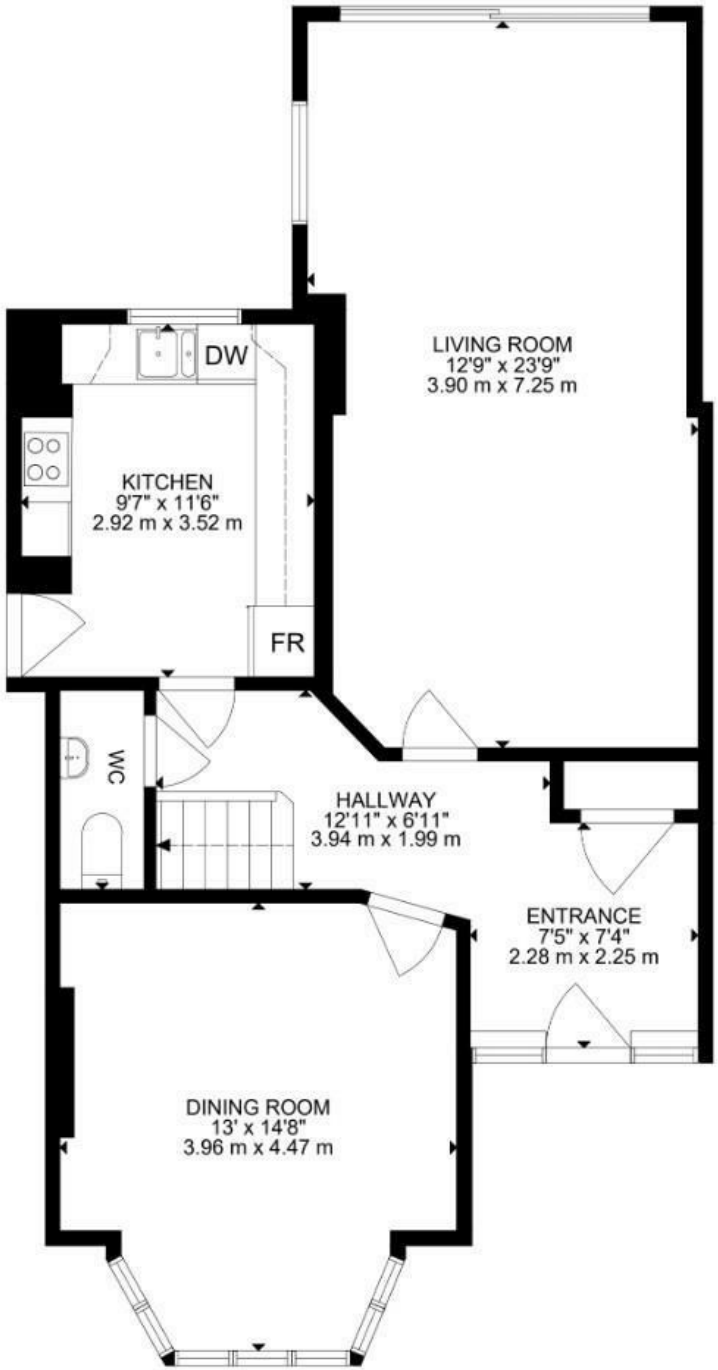
E|J 3D WALKTHROUGH

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.

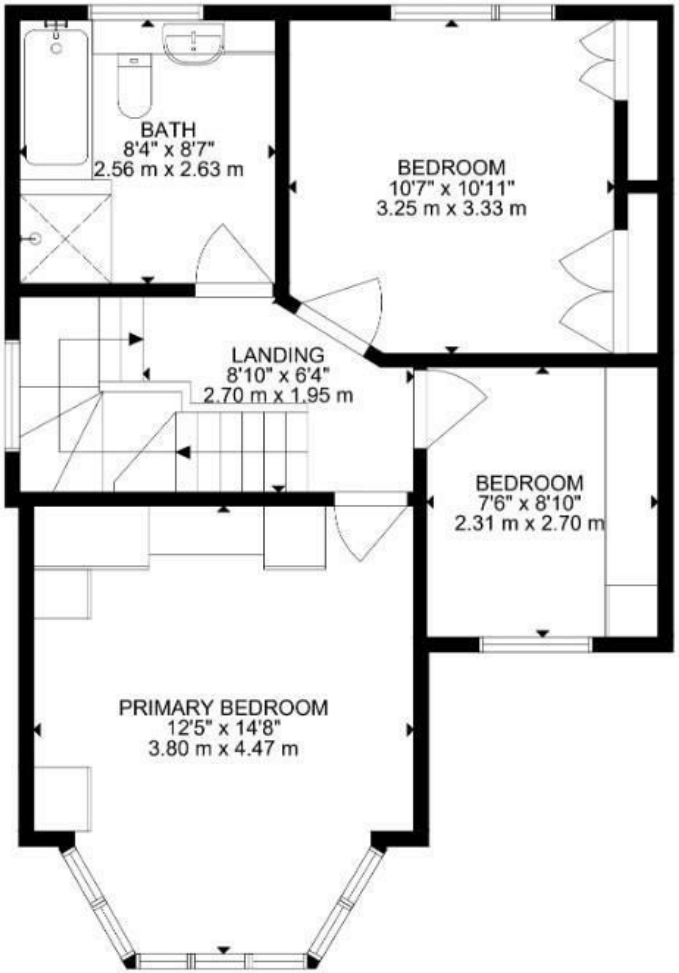
Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

NEED TO KNOW

Sqft 1894.00 sq ft	Type House - Semi-Detached	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping	Tax Band F



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 796 SQ FT, 74 m², FIRST FLOOR: 581 SQ FT, 54 m², SECOND FLOOR : 247 SQ FT, 23 m²
TOTAL: 1894 SQ FT, 151 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

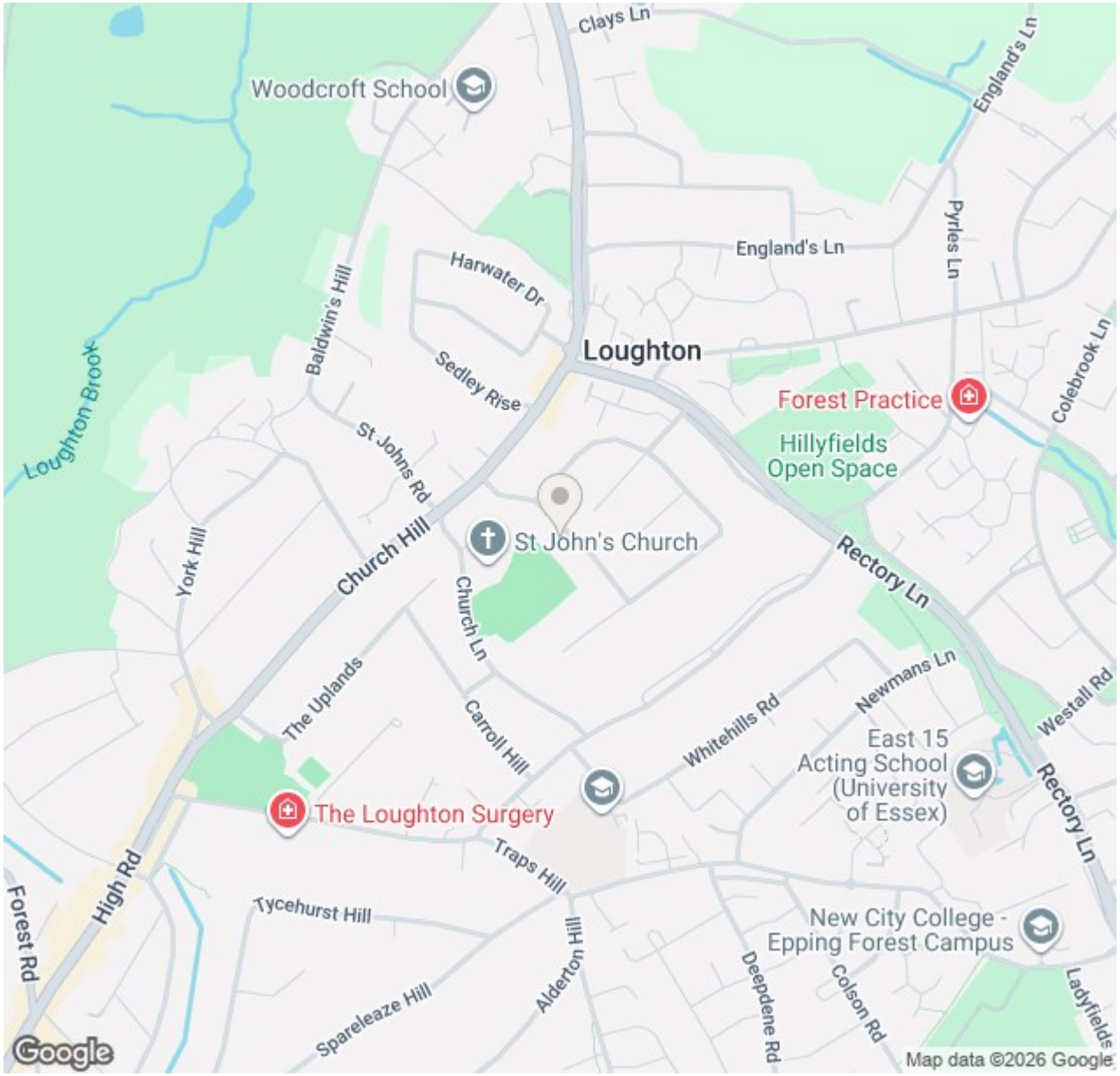


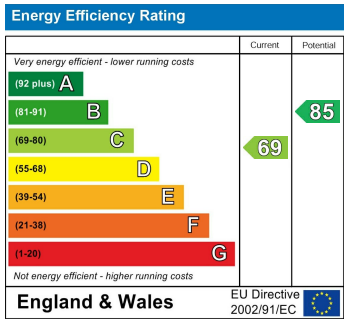


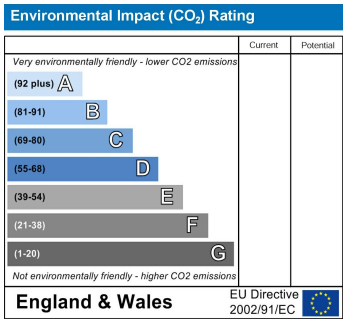




MAP & EPC


Clays Ln
Woodcroft School
England's Ln
Pyrles Ln
Harwater Dr
Baldwin's Hill
Loughton
Sedley Rise
Loughton Brook
Forest Practice
Colebrook Ln
St Johns Rd
Hillyfields
Open Space
St John's Church
Church Hill
York Hill
Rectory Ln
Church Ln
The Uplands
Newmans Ln
Westall Rd
Carroll Hill
Whitehills Rd
East 15
Acting School
(University
of Essex)
The Loughton Surgery
Traps Hill
High Rd
Forest Rd
Tycehurst Hill
New City College -
Epping Forest Campus
Alderton Hill
Deepdene Rd
Colson Rd
Ladyfields
Spareleaze Hill
Google
Map data ©2026 Google


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
69
85
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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