

elliott  james

P R I M E   R E S I D E N T I A L

P R E S E N T S

Goldings Road, Loughton



elliott E | J James

RESIDENCE  
81

# Goldings Road, Loughton

“ Nestled in the desirable Goldings Road, Loughton, this charming detached house set over four floors offers a unique opportunity for those seeking a tranquil yet convenient lifestyle. Boasting two reception rooms, three/four bedrooms, and a well-appointed bathroom, off-street parking on the drive. This property is perfect for families or those who love to entertain.

The versatile layout of this individual detached house provides ample space for comfortable living. With the added benefit of shared ownership of woodland, you can enjoy the beauty of nature right at your doorstep. The elevated position of the property offers stunning views and a sense of serenity that is hard to come by.

As you enter the property you are greeted with a bright entrance hall with storage for hanging jackets with access to the downstairs office and living room benefitted from a log burner. The beautiful bright kitchen diner space with beautiful views of the garden through the bifolding doors. This space is truly an amazing space for family and entertaining. Convenience is key with a downstairs WC and utility room.

The second floor features two double bedrooms, single bedroom and a family bathroom.

The mature north facing garden backs onto greenbelt, ensuring privacy and a peaceful atmosphere. Whether you're looking to relax in the comfort of your home or explore the outdoors, this house caters to all your needs.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and potential that this property has to offer.”

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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.

**Daniel Thomas**  
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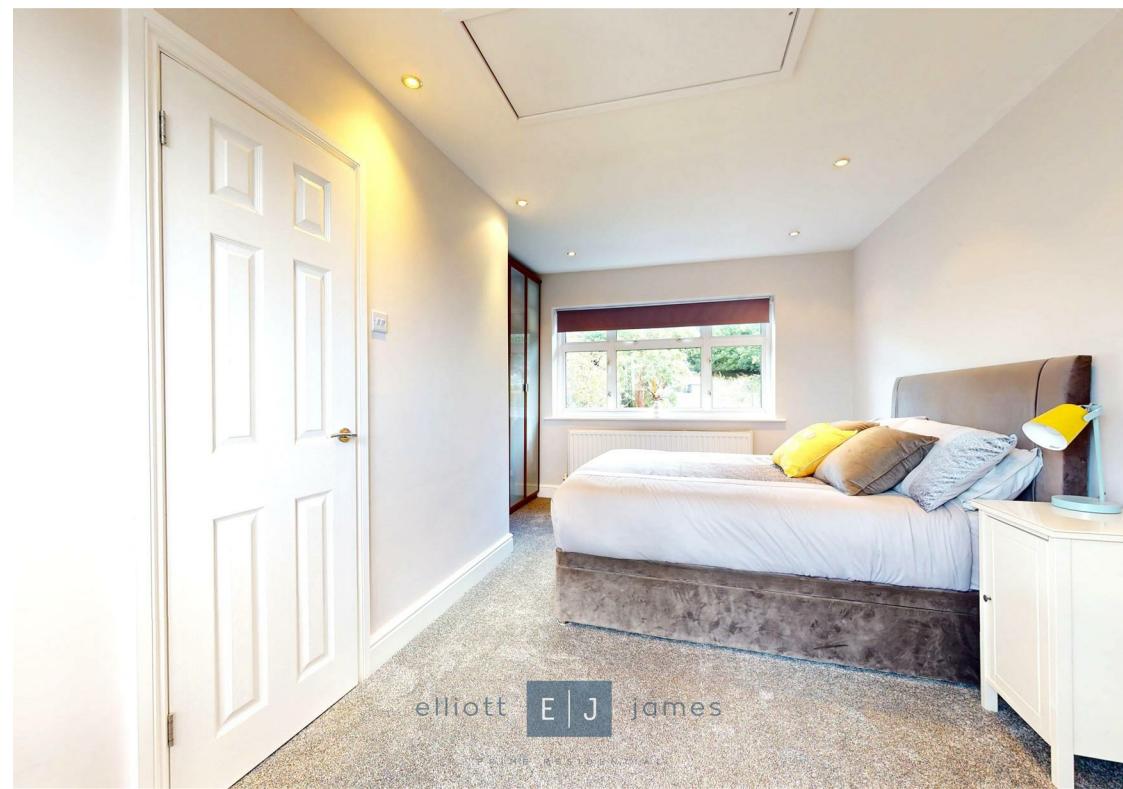
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Sqft 1678.00 sq ft	Type House - Detached	Style 1950s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

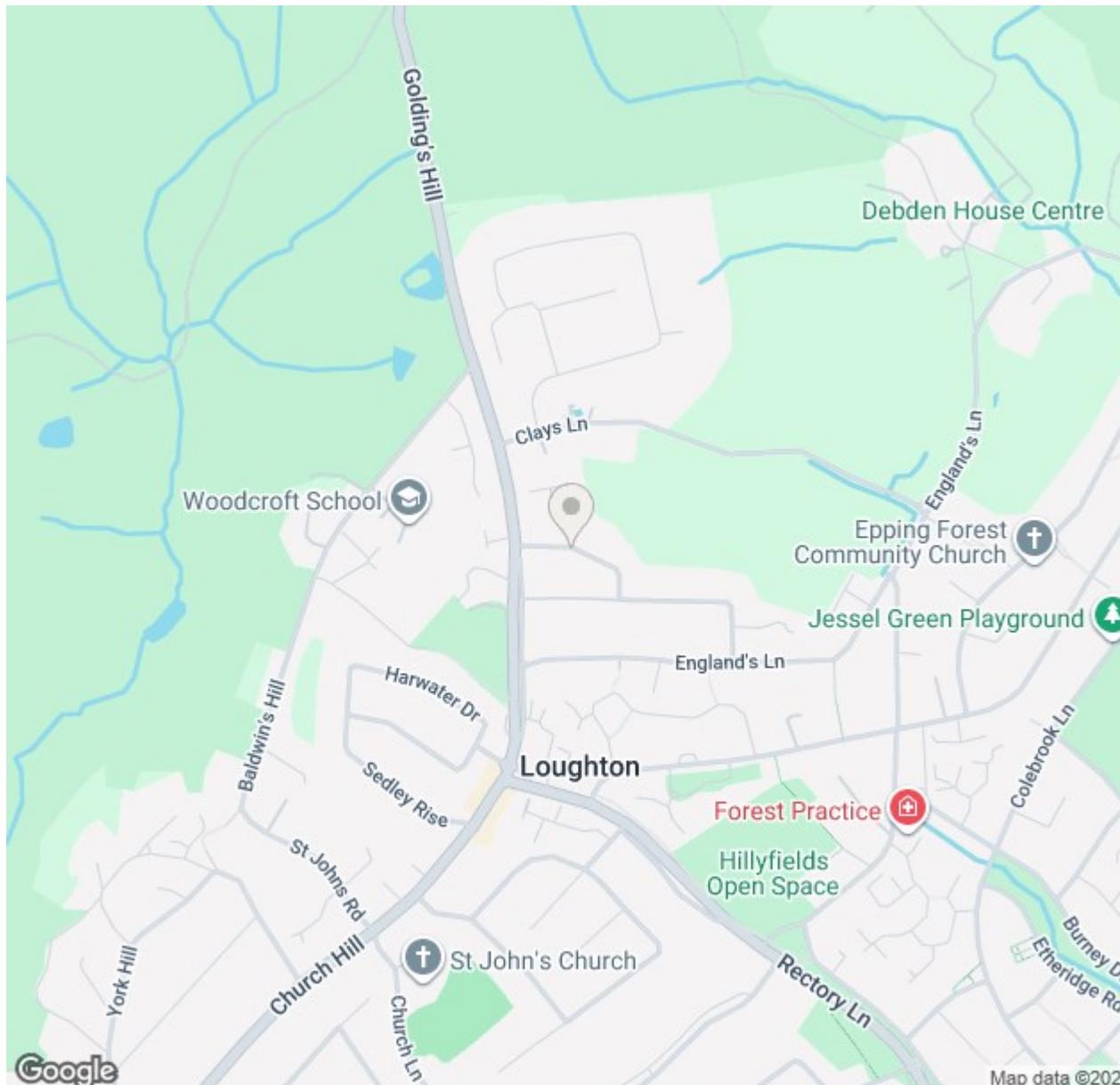
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR : 1033 SQ FT, 96 m<sup>2</sup>, FIRST FLOOR: 645 SQ FT, 60 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 118 SQ FT, 11 m<sup>2</sup>  
 TOTAL: 1678 SQ FT, 156 m<sup>2</sup>  
 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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