

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

Firs Drive, Loughton



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elliott E | J james

# Firs Drive, Loughton

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Nestled in the cul-de-sac of Firs Drive, Loughton, this stunning detached corner plot property offers a perfect blend of modern living and natural beauty. Built in 1979, the home boasts five spacious bedrooms and four bathrooms making it ideal for families or those seeking extra space for guests or a home office.

As you enter the home, you are welcomed by a generous entrance hall with access to a modern cloakroom/WC and a well-equipped utility room that leads to the sizeable integral garage, complete with a remote-controlled roller door. A standout feature of this home is the underfloor heating system on the ground floor, which adds a touch of luxury and comfort during the colder months.

As you follow through you will find a bright reception room that provides a warm and inviting atmosphere, perfect for entertaining or relaxing with loved ones.

The contemporary kitchen diner showcases a stylish range of cabinetry, integrated appliances, and a granite worktop that adds a touch of elegance. This space is designed for both functionality and aesthetics, making it a joy to cook.

As you head upstairs via the bespoke timber staircase you are greeted by a delightful landing providing access to four additional bedrooms, each designed with comfort in mind, alongside a stylish family bathroom that caters to the needs of the household.

The primary bedroom features dual-aspect views that create a serene atmosphere. It boasts an en-suite shower room and a spacious walk-in closet, ensuring ample storage for your belongings. For added comfort, this room is equipped with air conditioning, making it a perfect retreat during warmer months. Bedroom two also benefits from fitted air conditioning, providing a cool and restful environment for relaxation.

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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.



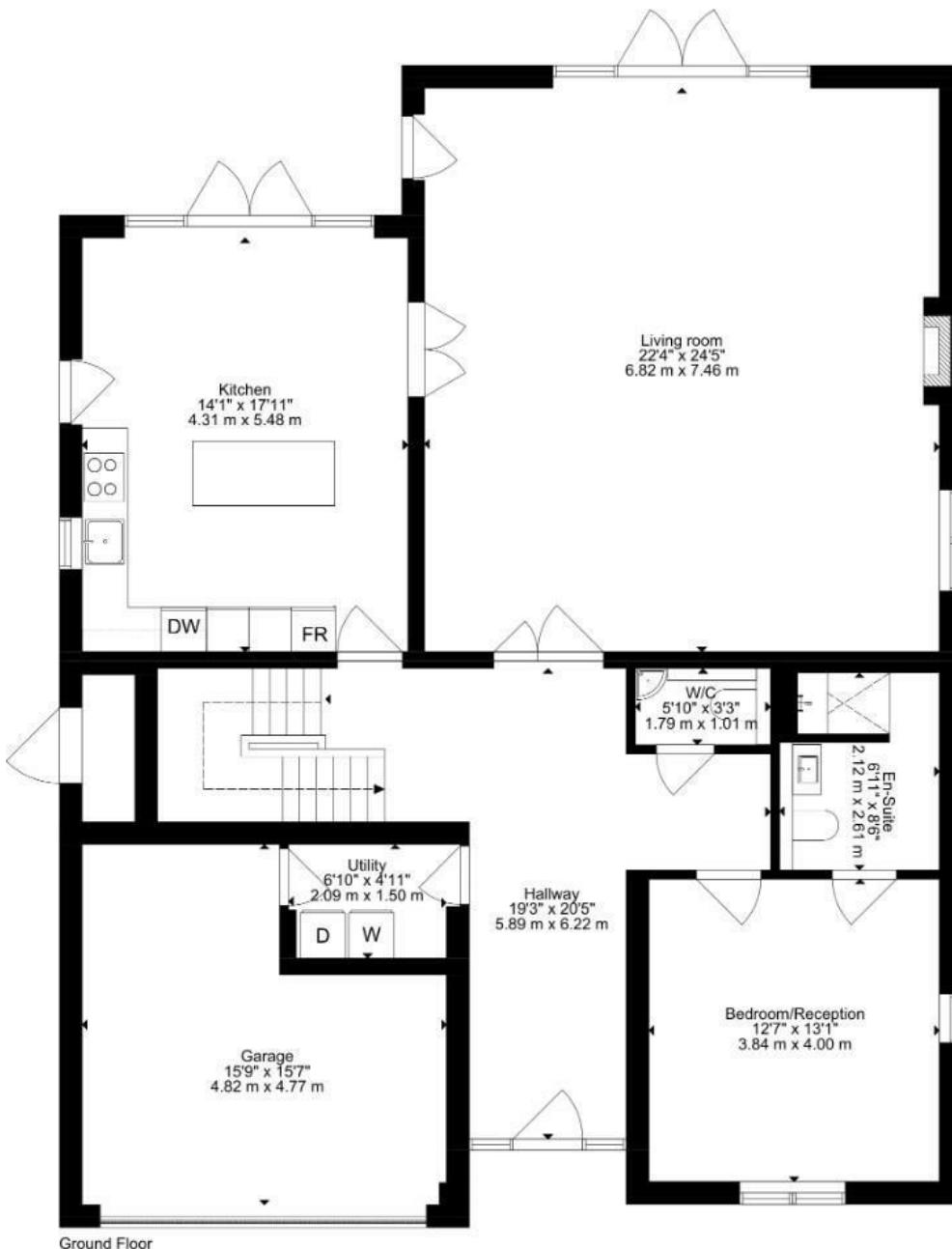
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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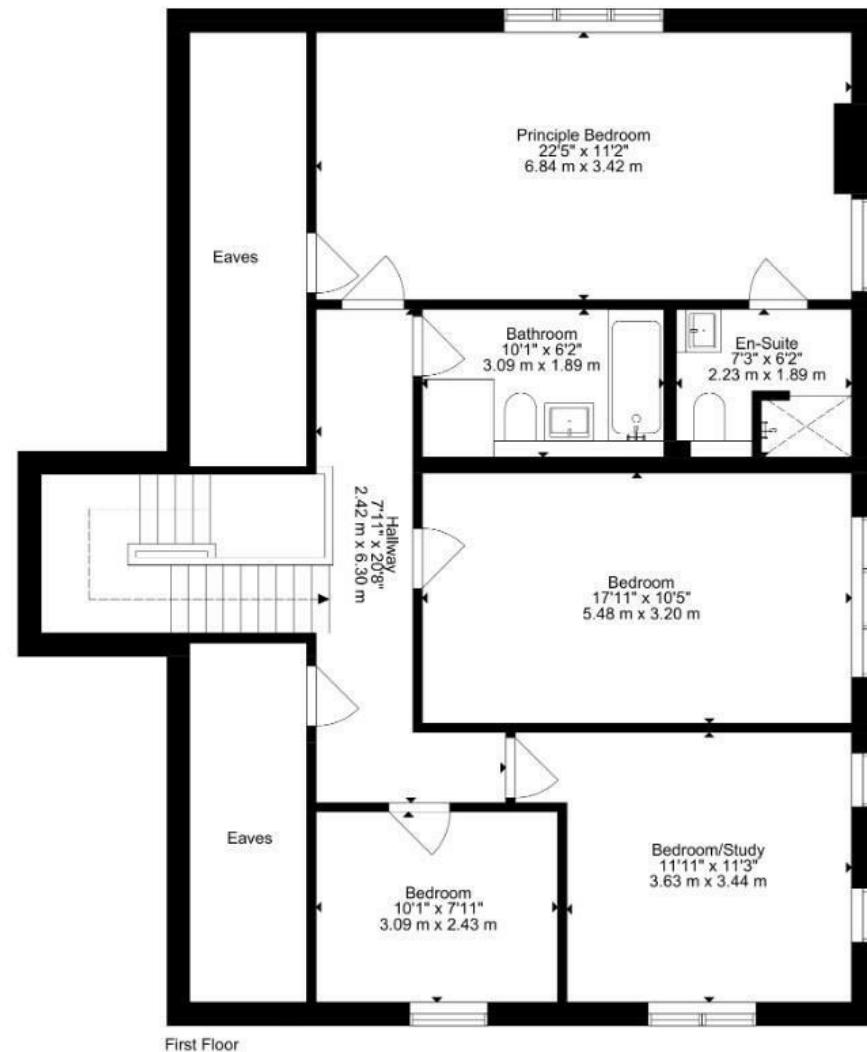
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Sqft 2781.00 sq ft	Type Detached	Style Modern
Bedrooms 5	Receptions 1	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band G

# PLANS



Ground Floor

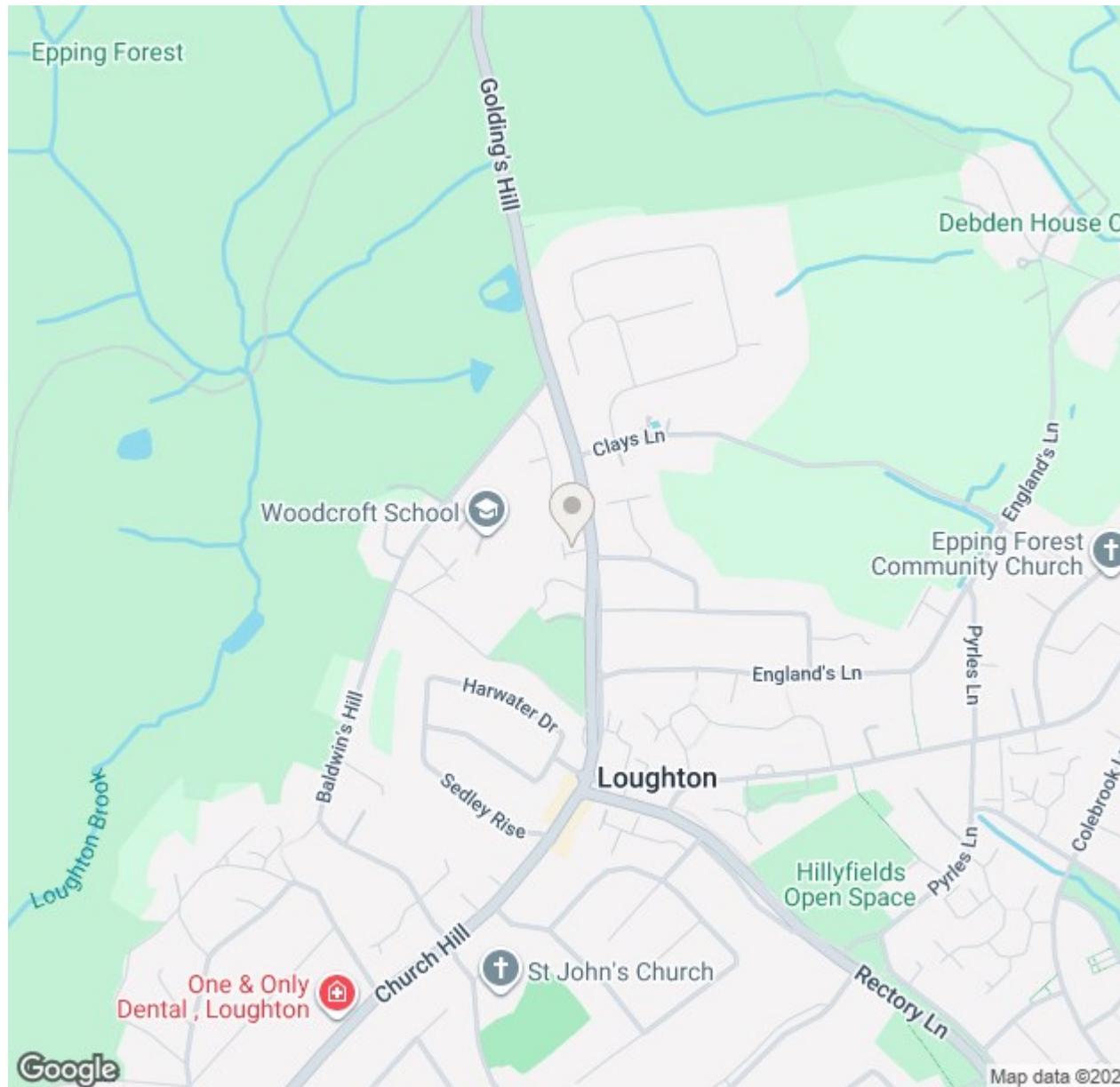


First Floor

GROSS INTERNAL AREA  
GROUND FLOOR: 105.6 m<sup>2</sup>, 1620.9 sq ft, FIRST FLOOR: 107.8 m<sup>2</sup>, 1160.4 sq ft  
TOTAL: 258.5 m<sup>2</sup>, 2781.4 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	88
(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	D	

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	D	



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