

# DURDEN & HUNT

INTERNATIONAL



## St. Johns Road, Loughton IG10

£2,250,000

- Development Opportunity
- Downstairs WC
- Excellent Transport Links
- Planning Permission For Additional Home On Land
- Private Drive And Garage
- Existing Three Bedroom Home
- Large Plot

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

# St. Johns Road, Loughton IG10

Development Opportunity - Planning Permission For Additional Home On Land - Existing Three Bedroom Home - Downstairs WC - Private Drive And Garage - Large Plot - Excellent Transport Links



Council Tax Band: G



Durden and Hunt welcome to the market this unique development opportunity and three bedroom home in Loughton.

Alongside the existing three bedroom house planning permission exists for an additional two storey dwelling with access from a separate road (EPF/2784/18).

The existing house features a kitchen living and dining room, separate reception room and downstairs WC. Upstairs three bedrooms are complemented by a bathroom and separate WC. There could also be potential to renovate and extend the existing property (STP).

Externally the property benefits from a front garden, private drive and garage. The extensive land offers ample space for garden and new dwelling.

Ideally located close to local amenities, including shops, restaurants and schools, it has excellent transport links including the M11 and Loughton and Debden tube stations. Epping Forest is also close by offering ample countryside space.

Tenure: Freehold

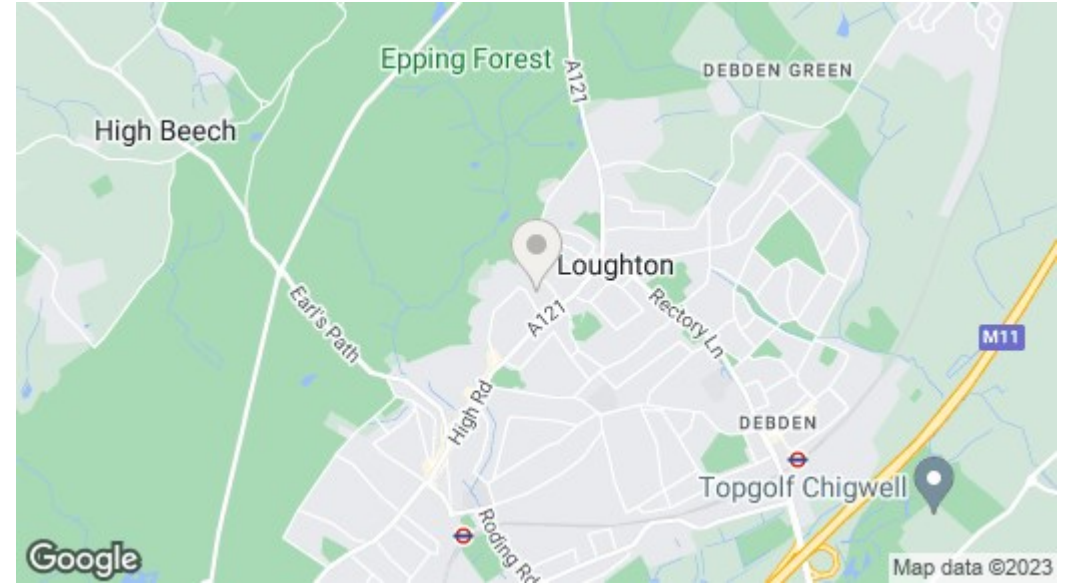
Council Tax Band: G


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Consumer Protection from Unfair Trading Regulations 2008.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. A Buyer is advised to obtain verification from their

Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT necessarily included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation. Any mention of Planning potential is based on the current owners opinion, unless stated otherwise a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these. Any reference to distance to Stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this area. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied. Any dates and property charges referenced are owner advised and should be verified by solicitors before purchase. Durden & Hunt are a proud member of the Property Ombudsmen.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

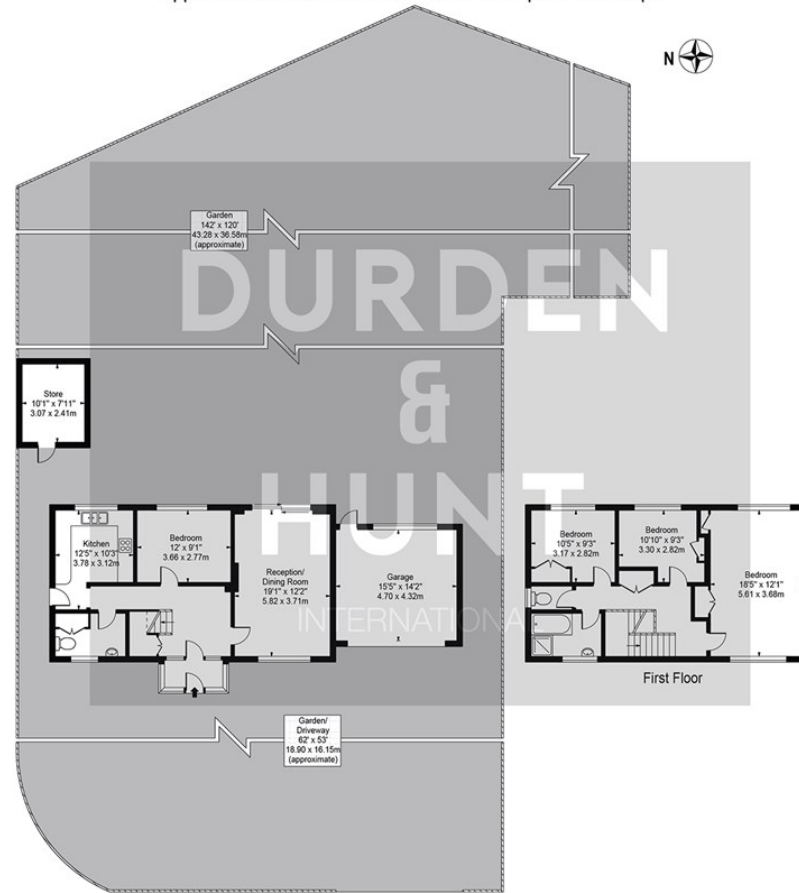
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## St. John's Road

Approx. Total Internal Area 1649 Sq Ft - 153.20 Sq M  
(Including Garage & Store)  
Approx. Gross Internal Area Of Garage 219 Sq Ft - 20.30 Sq M  
Approx. Gross Internal Area Of Store 80 Sq Ft - 7.40 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Viewings** Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

**Council Tax Band B**