

12 St. Johns Road, Essex

Essex

£1,850,000



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Essex

A rare and exciting opportunity positioned on one of Loughton's most prestigious turnings, combining a current detached three-bedroom family home with significant development potential. In addition, separate live planning permission granted for a detached four bedroom house within the existing plot.

- Large Frontage For Ample Parking Plus Garage
- *Huge Development Opportunity*
- *Planning Permission Granted For Additional Detached Home On The Plot - EPF/2784/18*
- Easy Access Into Loughton High Street
- Main House (Detached Three Bedrooms) Also With Huge Scope To Develop
- Prestigious Location



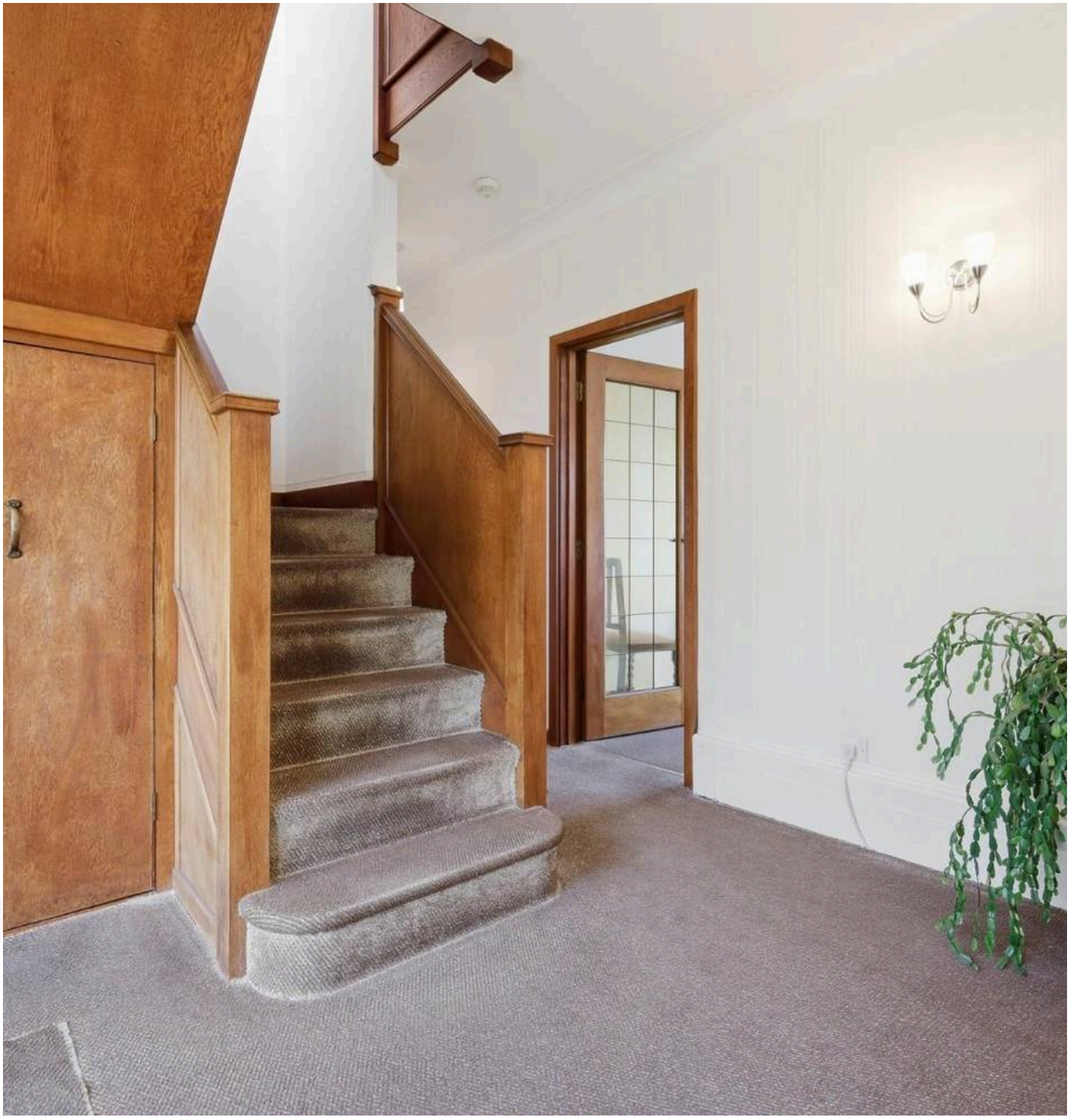
The existing property is accompanied by planning permission (EPF/2784/18) for the construction of a separate two-storey dwelling, with its own access from an adjacent road making it ideal for developers, investors, or those seeking a multi-home setup.

The current house offers a well-proportioned layout, including a kitchen, living and dining area, a separate reception room, and a downstairs WC. To the first first there are three double bedrooms, a family bathroom, and an additional WC. There is a vast amount of scope refurbish/extend the existing property, subject to planning consent.

Outside, the home benefits from a front garden, private driveway, and garage. The generous plot provides substantial space for both outdoor living and the approved new build.

Conveniently positioned near a range of local amenities, including shops, restaurants, and schools, the property also enjoys excellent transport connections via the M11, as well as nearby Loughton and Debden Underground stations. The open green spaces of Epping Forest are just a short distance away, offering a perfect balance of town and countryside living.

St Johns Road is a popular residential turning in an excellent position for those who enjoy the forest and the outdoor activities that come with it, yet it is still situated close to the high street with many shops, bars and restaurants on offer. Loughton has excellent transport links into London with the tube station within easy reach and good road connections including M11 & M25 both within ten minutes of access by car. There are several well-regarded state and private schools nearby and a variety of leisure facilities including golf courses and sports clubs. A particular feature of the location is













St Johns Rd

Approx. Gross Internal Area 144.6 sq. metres (1556.5 sq. feet)

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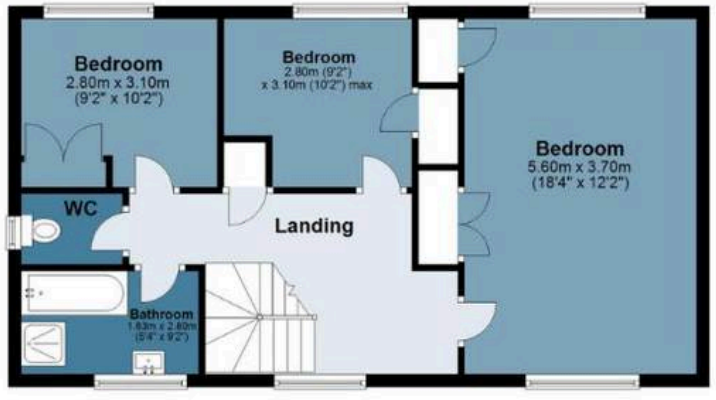
Ground Floor

Approx. 83.4 sq. metres (898.1 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



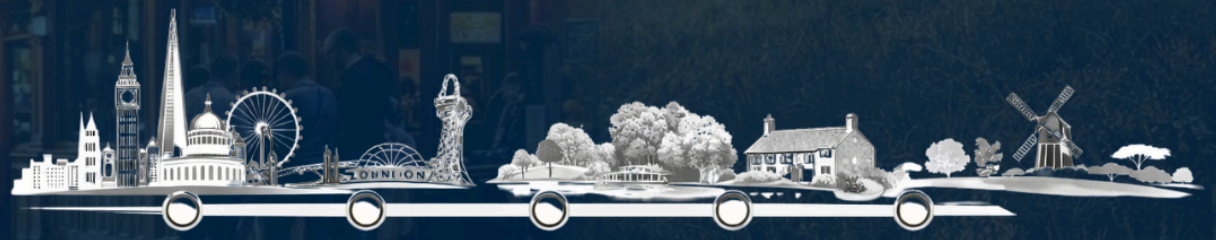
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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Like what you see? **Let's talk**

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