



- ENCHANTING SECLUDED PLOT
- 36' X 20' PARK HOME
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS

### The Elms , Lippitts Hill, Loughton, IG10 4AW

Enchanting 36' x 20' park home on the popular Elms Park Retirement site. Fabulous secluded plot with pretty outbuildings and a good degree of seclusion. Large lounge with log-burner. Two bedrooms. Modern kitchen with fitted appliances. CASH PURCHASE ONLY.

PRICE: £219,995 (Agreement regulated by the mobile homes act)



## Property Description

Absolutely enchanting 36' x 20' park home on the well regarded Elms Caravan RETIREMENT PARK in heart of Epping Forest.

The double unit is on a secluded corner plot and is well presented offering a large lounge diner with solid wood log burner set within a stock brick fireplace. The modern high gloss kitchen is presented with integrated appliances and additionally there is a full bathroom with white suite.

There are two double bedrooms with the master bedroom offering a full range of fitted wardrobes and the second bedroom does offer a variety of uses as a separate dining area or home office.

The gardens are an absolute feature of the property and are well established with an aura of 'Toms Secret Garden' which extend about the unit and provide areas of charming English gardens offering a pitched turret log store and raised deck look out/sun terrace.

One parking space per unit is provided within the ground rent IF the space is to be used by the occupant.

Elms park welcomes residents aged 50 or over and no dogs or commercial vehicles are permitted on site.





## ACCOMMODATION IN BRIEF COMPRISES:

### LOUNGE

19' 7" x 11' 9" (5.97m x 3.58m)

### MODERN KITCHEN

9' 7" x 8' 4" (2.92m x 2.54m)

### INNER HALL

### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

### MASTER BEDROOM

14' 4" x 9' 6" (4.37m x 2.9m)

### BEDROOM TWO

13' 4" x 9' 7" (4.06m x 2.92m)

### EXTERIOR

### GARDENS

The gardens are an absolute feature of the property and are displayed as areas of flagstone terraces which have evolved over many years to create a feeling of enchantment and maturity. There are many areas of interest including romantic gazebo arches and brick built wells. The wood store is a real centre of attention with its slate turret roof and leaded windows.

The garden has many entrances/exits ensuring garden rubbish can be easily removed from all areas. The photos displayed should represent the main areas but only viewing by appointment with the vendor will give a true feel for the garden.

### PARKING

One allocated space per unit IF the space is to be used by the occupant. Car ports may be available at an additional cost of £15



per month subject to availability

**CHARGES**

(As advised by seller)

Ground Rent £205 pcm

Council Tax Band A within Epping Forest



25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements