



- SUPERB LOCATION WITH OPEN VIEWS
- 45' X 22' SOPHIA PARK HOME
- ON PLOT PARKING
- LARGE GARDEN

The Elms , Lippitts Hill, Loughton, IG10 4AW

STUNNING OPEN VIEWS with this 45' X 22' Sophia park home set on a superb plot within the newly developed part of The Elms retirement park within Epping Forest. The home is immaculate and presented as new and offers large lounge, fabulous kitchen/diner, two bedrooms and two bathroom. On plot parking. Large Garden. CASH ONLY

PRICE: £349,995.000 (Agreement regulated by the mobile homes act)



Property Description

Rare opportunity to purchase a 2017 constructed Sophia double park home from the well regarded Prestige Homes range on a highly sought after development in the heart of the historic Epping Forest. The location is nestled amongst unspoilt countryside and yet accessible to Loughton Central Line station and Loughton High Road with its vast array of shops, café/bistros and traditional High Street shops.

This particular home is larger than average measuring a generous 45' x 22' and the plot offers a good degree of privacy. The rear aspect is stunning with open views over Essex countryside and a distant view of the London skyline from the personal raised deck.

Additionally there is a large side garden with slate patio and astro-turf lawn area. This is supported by a 8ft shed with power and light connected offering garden storage and there are external electrical and water points. The front garden is professionally laid to briquette and offers on plot parking for approx. 4 vehicles (although site rules state two permanent vehicles).

The park home has been finished and maintained to the highest specification and presents with a large dual aspect lounge overlooking the rear aspect with French doors leading on the raised sun deck. Double doors give access to the fabulous kitchen breakfast room.

The kitchen area offers an extensive range of wall and base units with ample worksurfaces and integrated appliances to include fridge freezer, dishwasher and washing machine with the eye level oven being housed with a built in microwave and plate warming drawer. The breakfast bar creates a sociable seating area between the kitchen and dining space





which is large enough to house a full size table and chairs.

The front of the unit is presented with two double bedrooms and two bathrooms. The master suite has the luxury of an en-suite bathroom with full bath and overhead shower and large walk in wardrobe with extensive hanging space and there are a range of fitted drawer units in the bedroom area providing extra storage.

Bedroom two has built in wardrobes with mirror fronted sliding doors and is large enough to house a full double bed. Additionally there is an independent shower room off of the inner hall.

Other features include residue of a 10 year gold shield warranty, full double glazing and LPG gas central heating.

Potential purchasers must note that the park is for persons aged 50 or over and the development operates a no dog policy. CASH PURCHASE ONLY

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

22' 00" x 14' 00" (6.71m x 4.27m)

KITCHEN/DINER

22' 00" x 12' 00" (6.71m x 3.66m)

INNER HALL

8' 00" x 3' 9" (2.44m x 1.14m)

MASTER BEDROOM

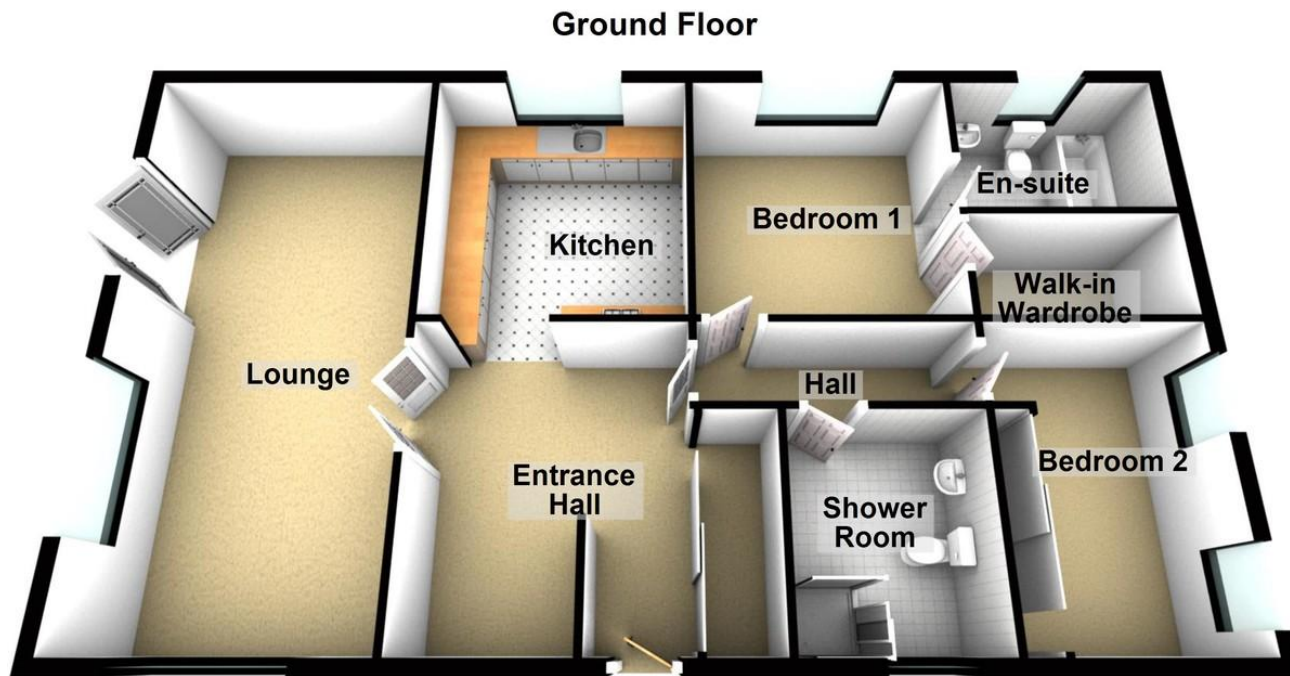
10' 3" x 11' 4" (3.12m x 3.45m) Walk in wardrobe 6'8 x 4'4

ENSUITE

6' 6" x 5' 6" (1.98m x 1.68m)

BEDROOM TWO

9' 9" x 10' 3" (2.97m x 3.12m)



SHOWER ROOM

7' 2" x 5' 9" (2.18m x 1.75m)

EXTERIOR

GARDEN

Large side garden which is predominantly laid to astro-turf with slate patio and raised sun deck

PARKING:

On plot parking for two permanent vehicles plus space for visitors parking.

CHARGES

GROUND RENT: £230 PCM

COUNCIL TAX: Epping Forest District Council; Band A

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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