

STRADBROKE  

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GROUP



View of Completed Site

55 TYCEHURST HILL  
LOUGHTON  
ESSEX  
IG10 1BZ

Construction of a two storey side extension

New basement

Roof alterations including new dormer and rear terrace

# Overview

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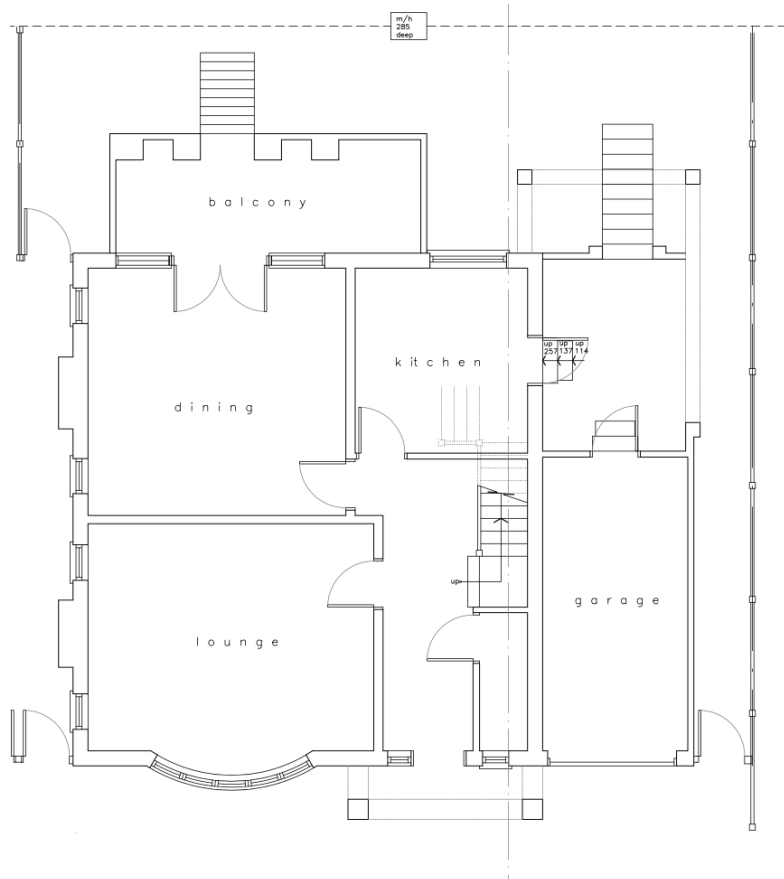
Building works comprising of a two storey side extension, new basement, loft conversion and roof alterations completed in 2019

- Residential home situated on a prestigious road in Loughton, Essex.
- The site is approximately 0.060 hectares (0.148 acres) with and comprised of four bedrooms, lounge, kitchen, dining, one bathroom and garage prior to the refurbishment of the house.
- The house now comprises of five bedrooms, a WC, three en suite bathrooms, a huge open plan bespoke fitted kitchen, living room, office, large games room & cinema room, underfloor heating, bi-folding doors which lead out to panoramic views of the garden. The house is beautifully finished and presented throughout.
- Situated a ten minute walk from Loughton Tube Station
- Planning permission was granted by Essex County Council for; Construction of a two storey side extension, new basement & roof alterations including new dormer and rear terrace.

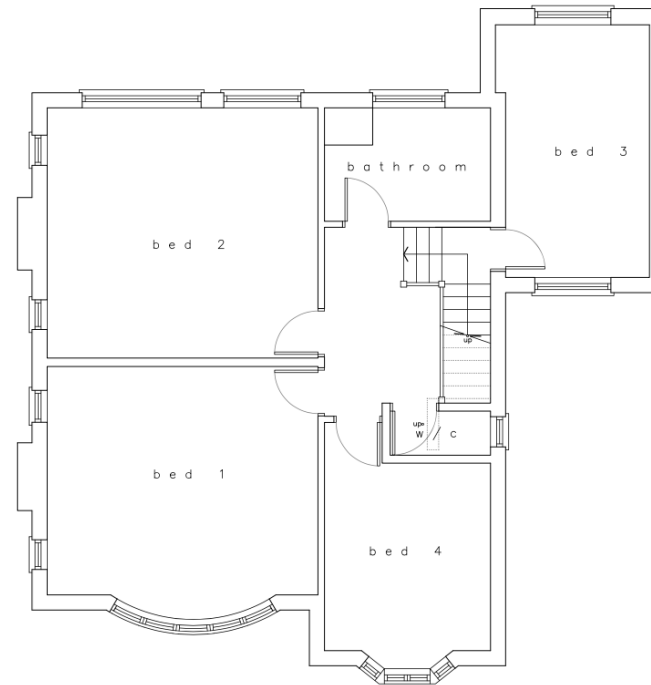


View of Existing Building

# Existing Building



Existing Ground Floor



Existing First Floor



# Location

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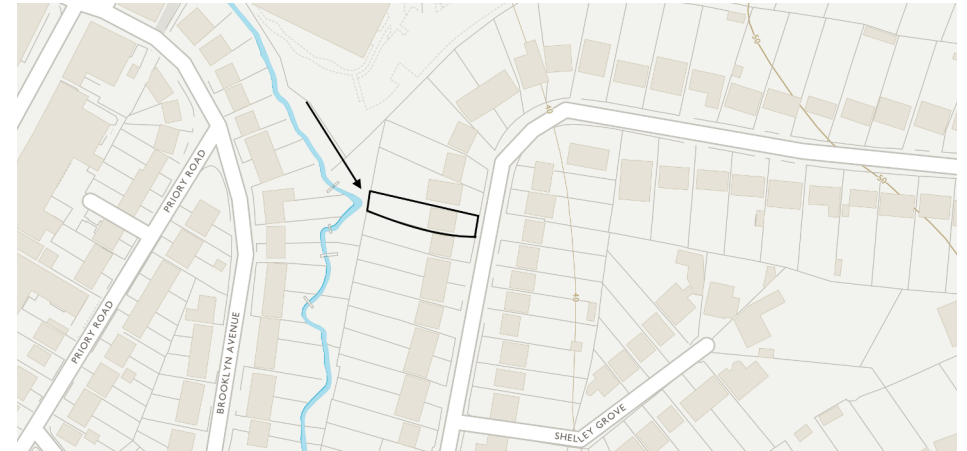
## Tycehurst Hill, Loughton, Essex.

This house is located in a very exclusive road in Loughton. Loughton is in the County of Essex which borders London and is North of Chigwell and North-East of Chingford.

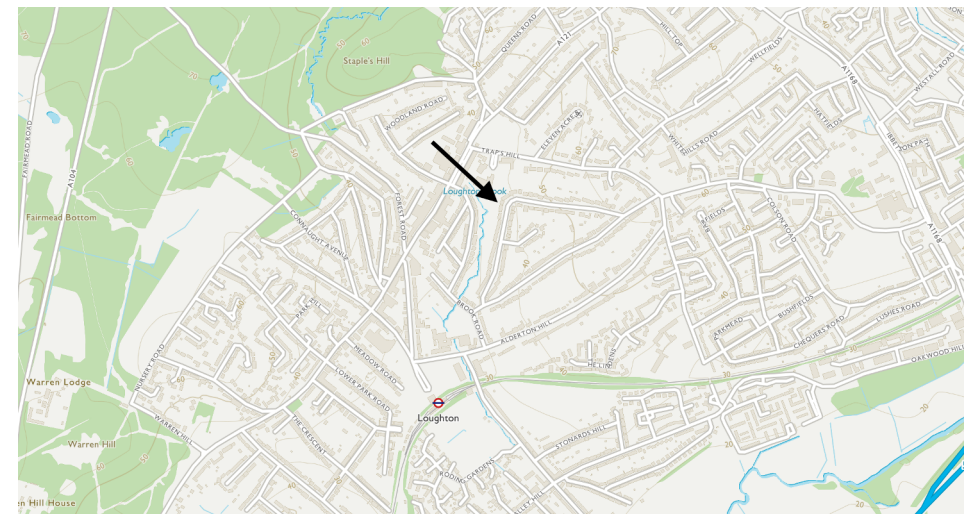
Loughton Tube Station is located 0.5 miles away which provides a Central Line service directly in to London. Journey times to Liverpool Street are 29 minutes and 37 minutes to Oxford Circus. Other benefits include the M11, which is 1.9 miles away, which has links into London via the adjoining A12 and A406. The M25 is another local major motorway which has connections to all major cities in England.

Loughton High Road is within walking distance from Tycehurst Hill which has a wide variety of shops including supermarkets, clothing stores, restaurants and banks.

Tycehurst Hill is also situated nearby the newly built Epping Forest Shopping Park which is home to major retail brands such as Next, TK Maxx, JD Sports and many more.



\*For illustration purposes only



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# Planning

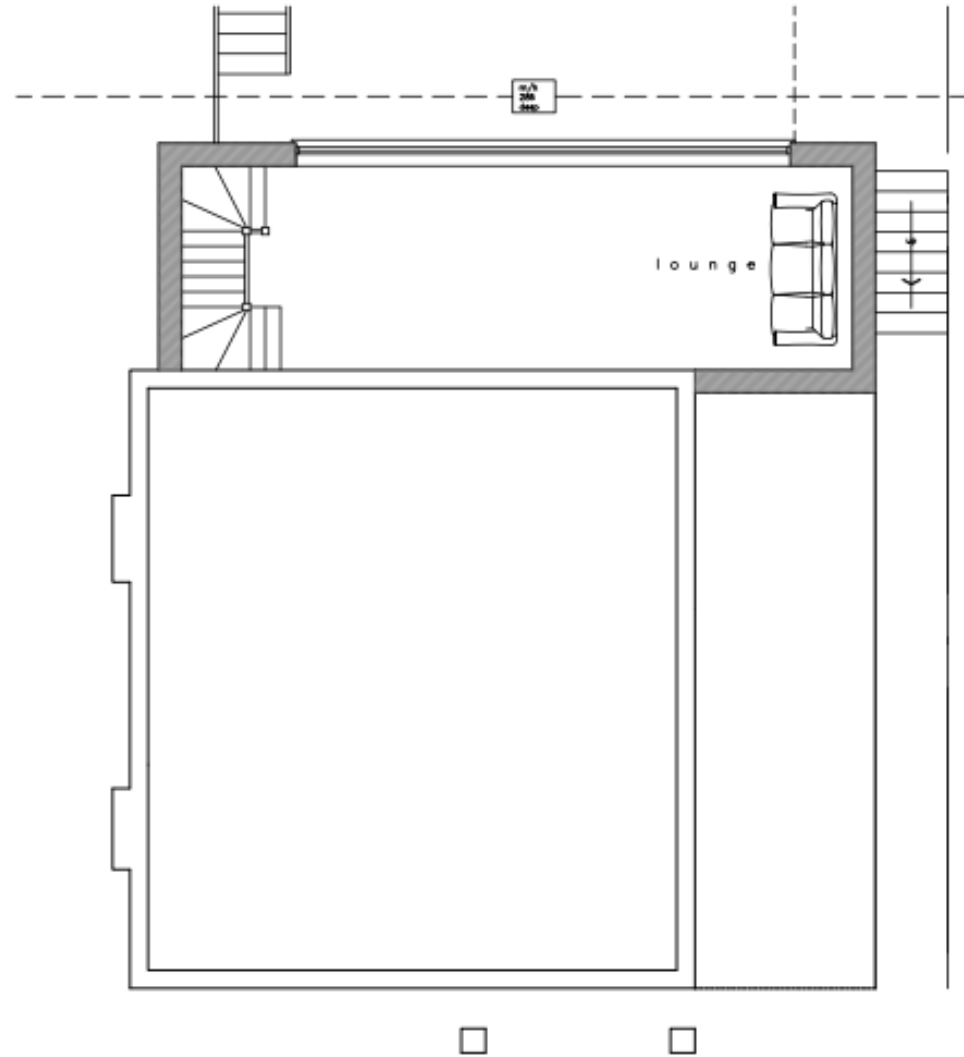
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The site falls under the jurisdiction of Epping Forest District Council.

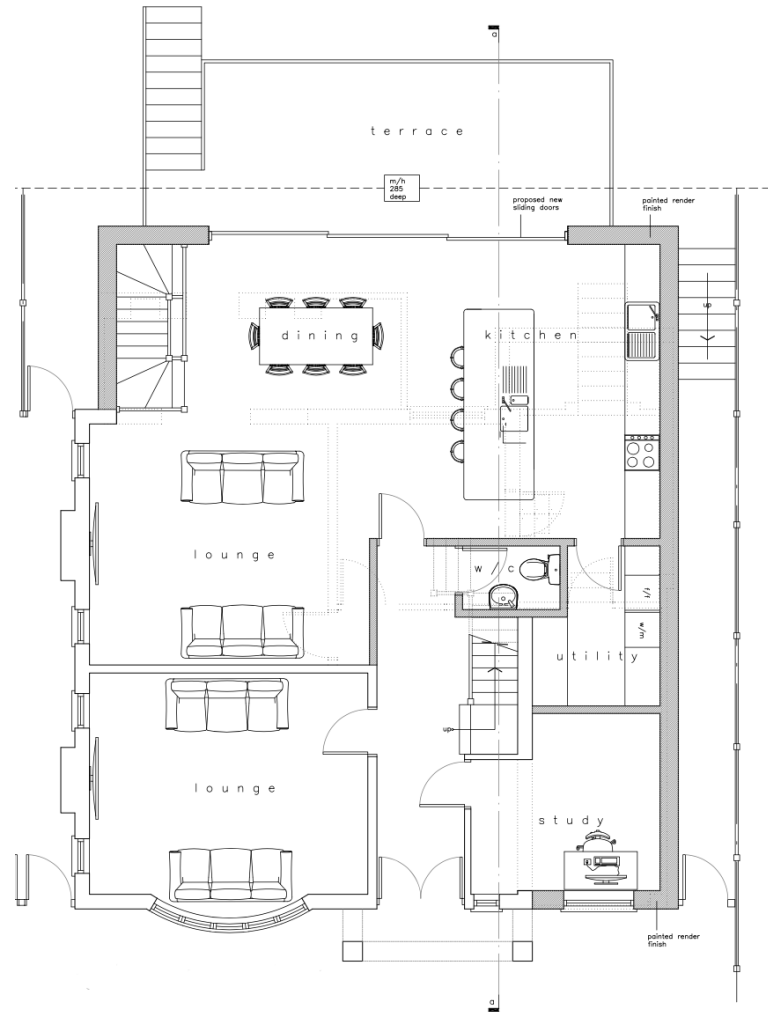
Planning was granted in July 2016 for Construction of a two storey side and rear extension with a new lower ground floor and roof alterations including rear dormer. (Planning reference: EPF/1183/16)

In addition to this planning was granted in April 2018 for a non material amendment which is an inclusion of first floor side window with obscured glazing to en-suite bathroom and kitchen door. (Planning reference: EPF/0630/18)

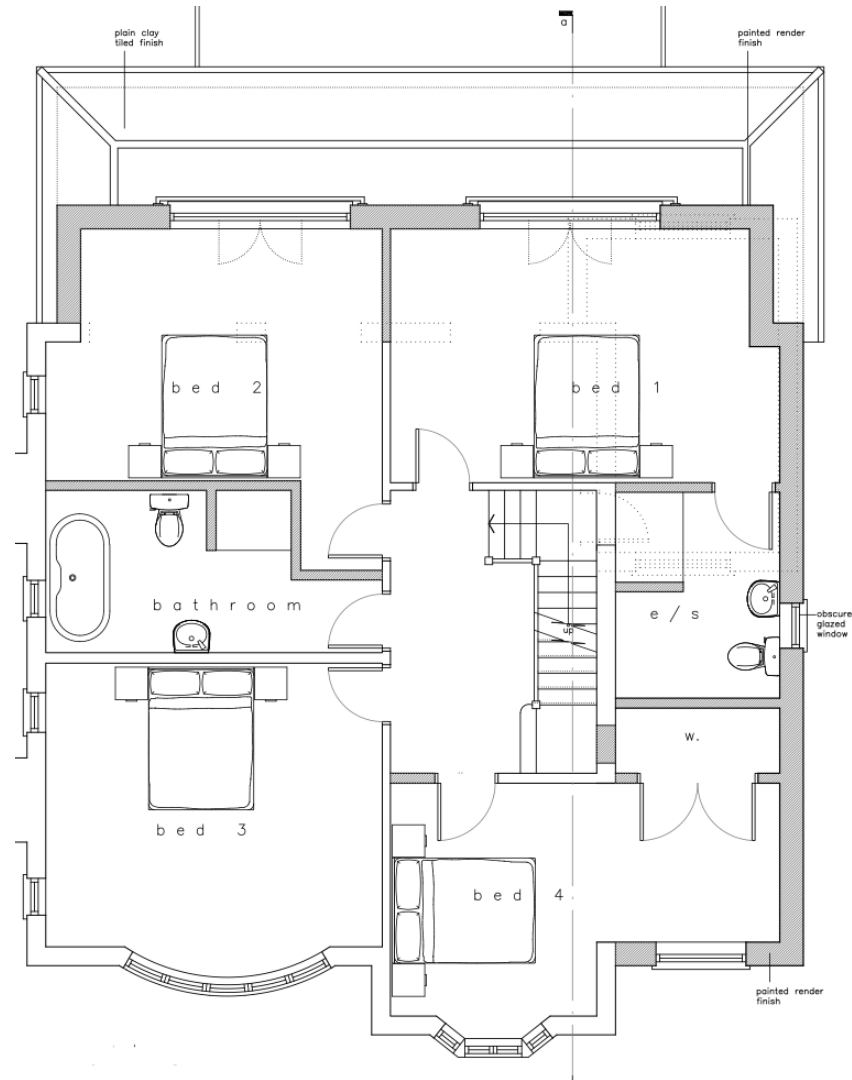
# Lower Ground Floor



# Ground Floor



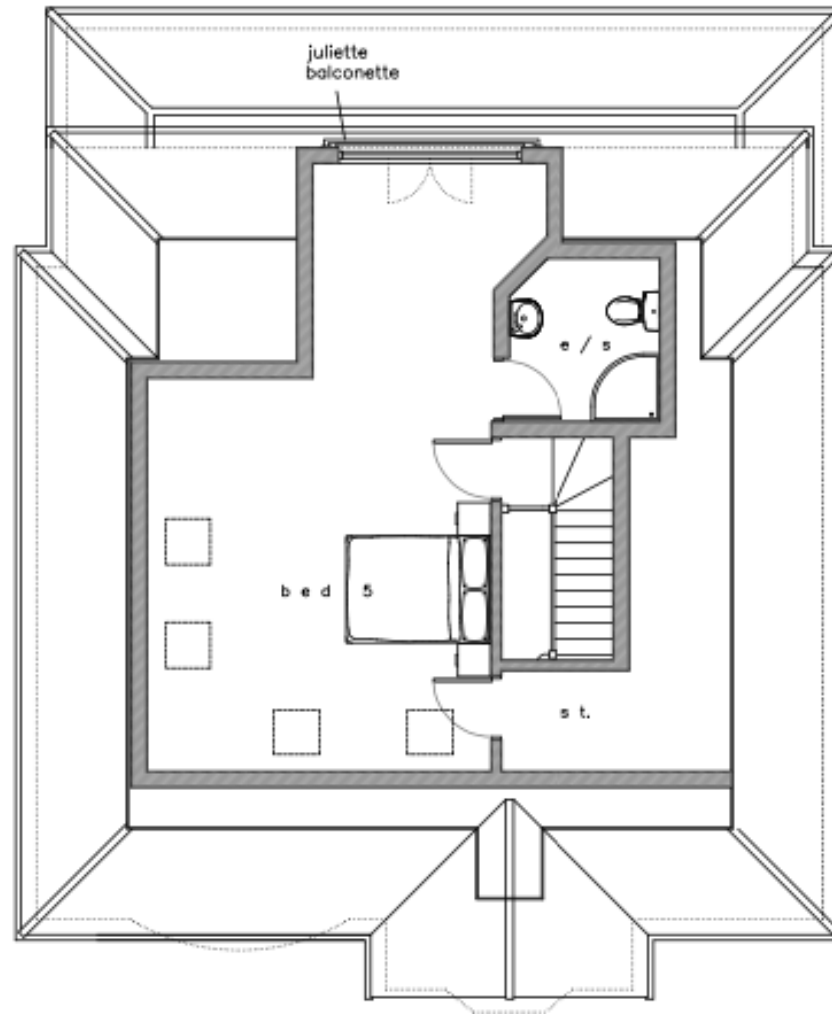
# First Floor





# Second Floor

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# Front Elevation

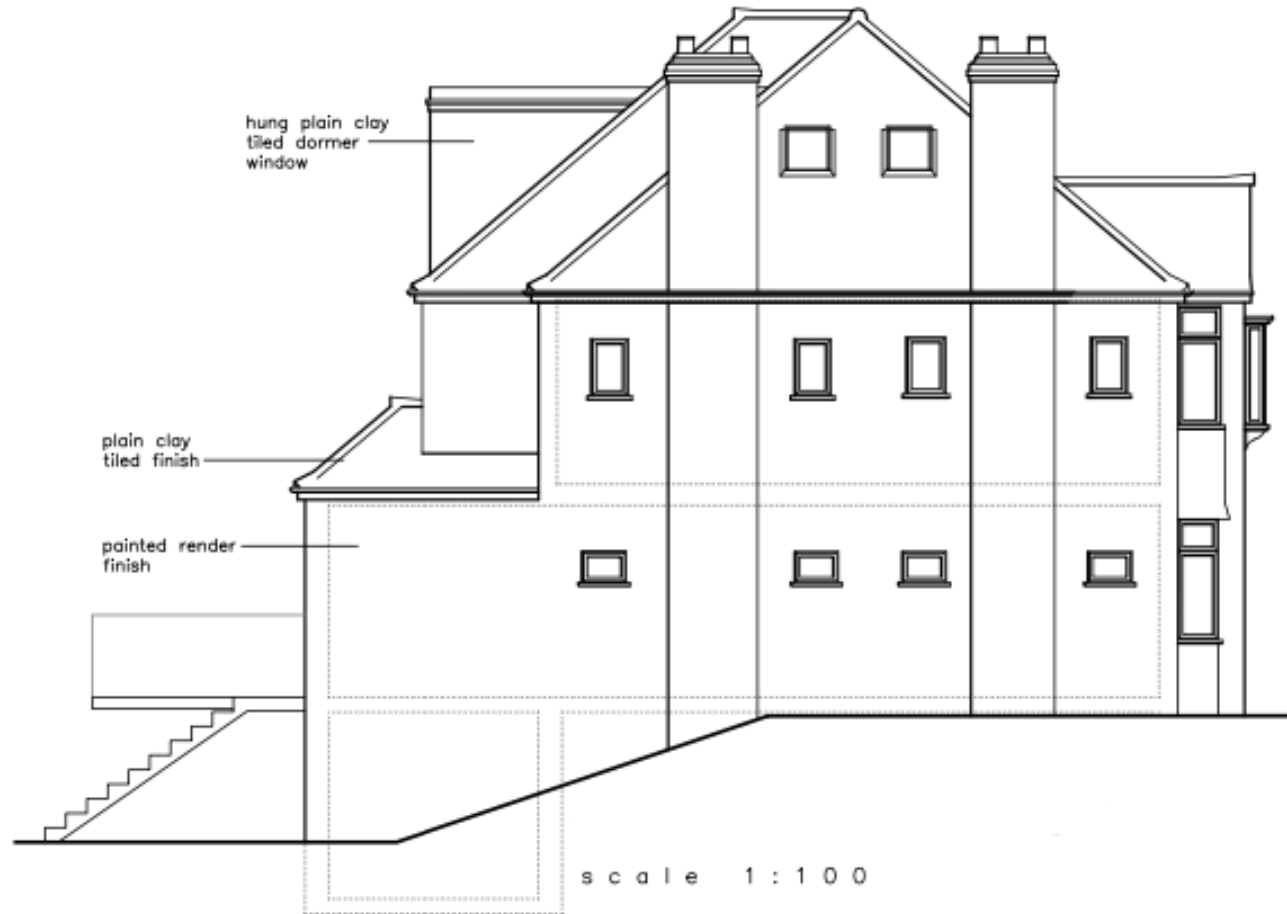


# Rear Elevation



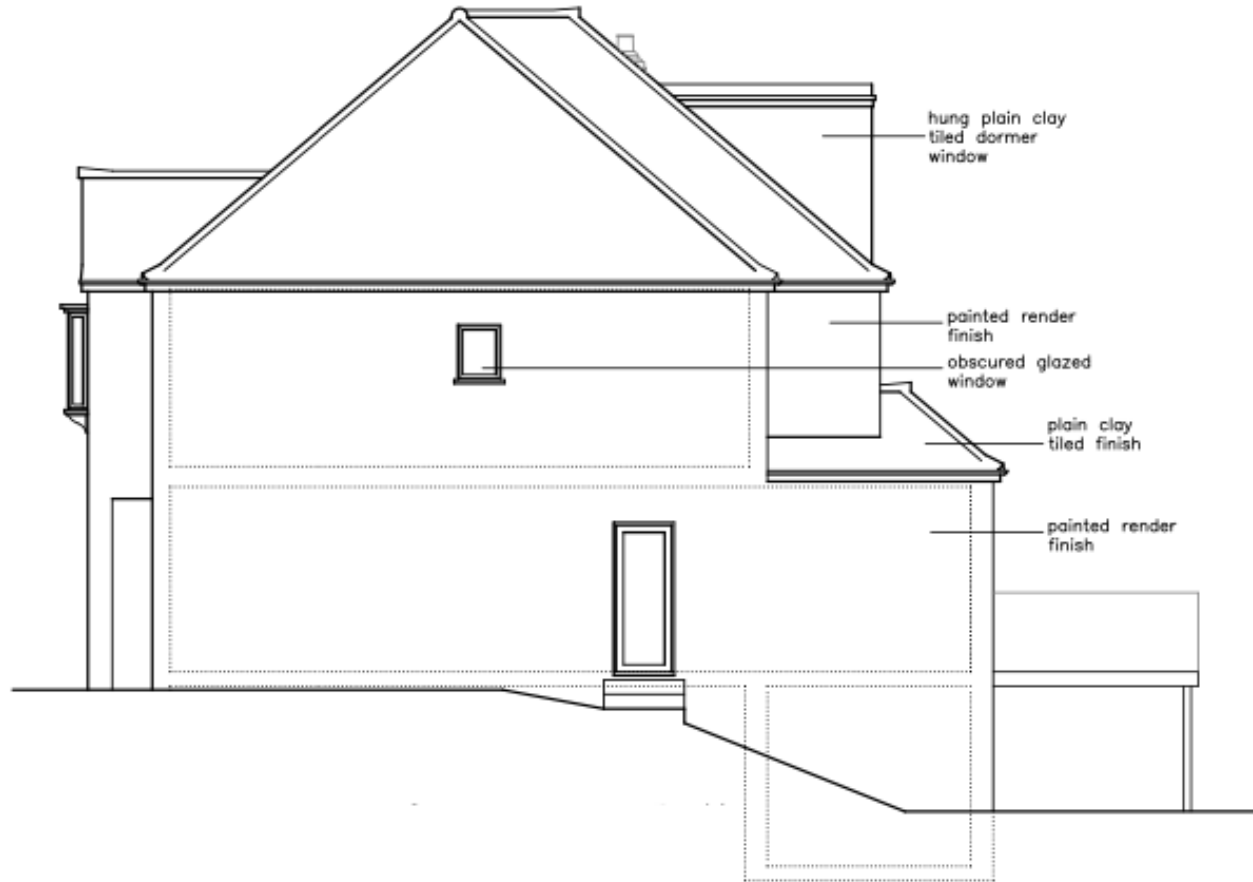
# Side Elevation

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# Front Elevation

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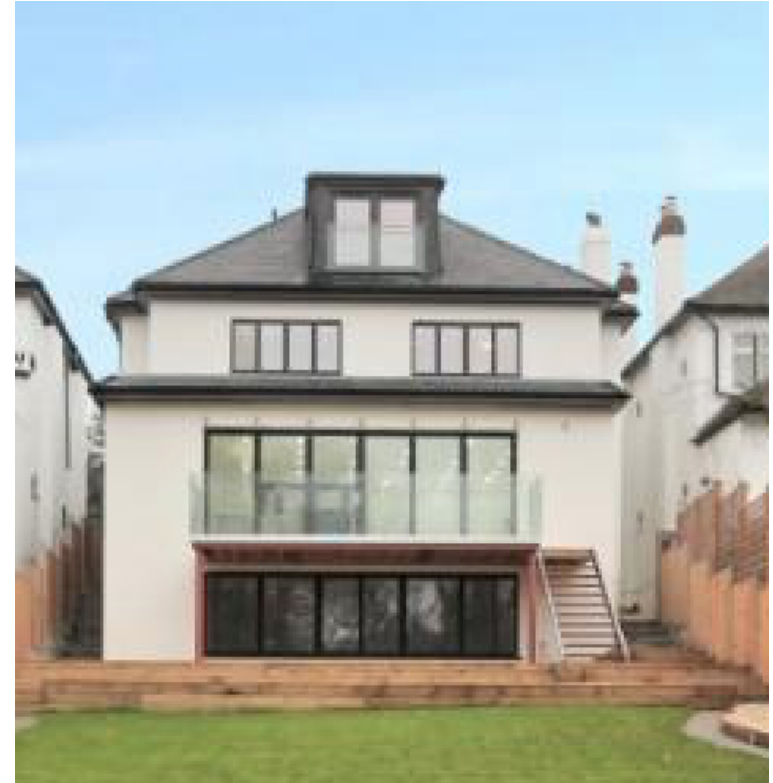


# Photos

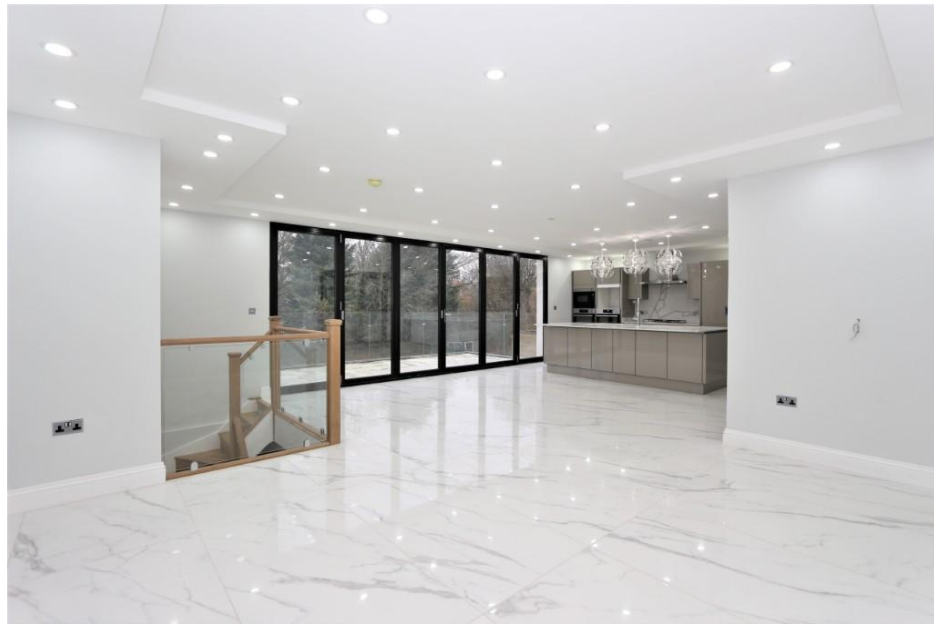
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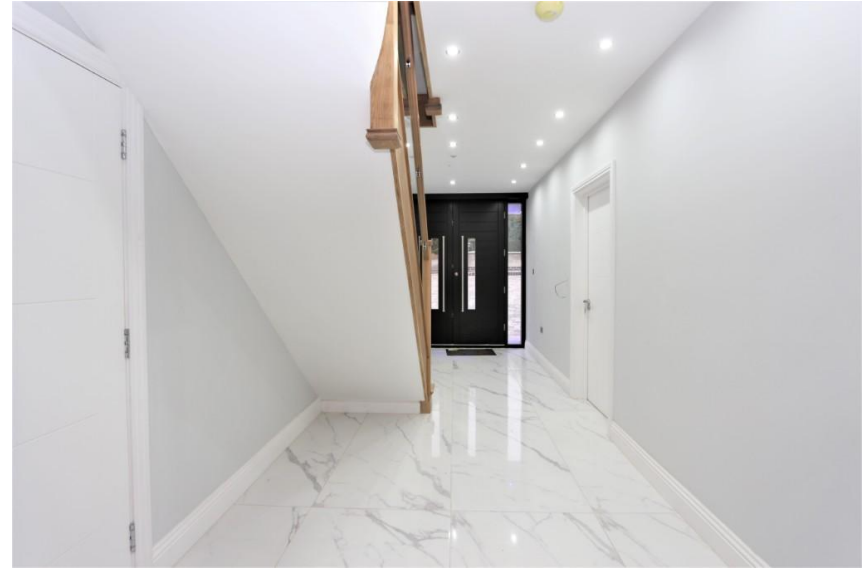
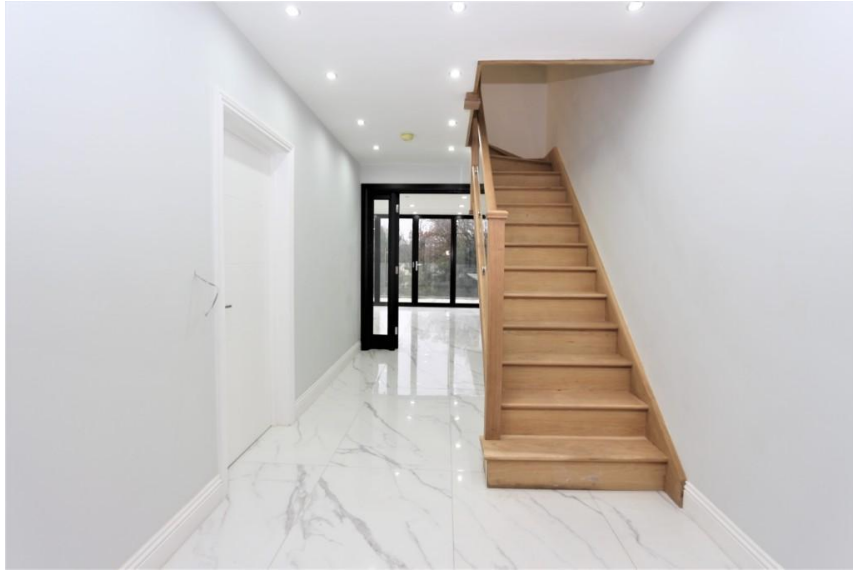


Front



Rear











# STRADBROKE

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# GROUP

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THE AFOREMENTIONED INFORMATION IS A PRELIMINARY GUIDE FOR  
THIS DEVELOPMENT