



- GENEROUS 45' X 22' PARK HOME
- STUNNING LOCATION IN HIGH BEECH
- LARGE GARDEN
- ON PLOT PARKING

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

Superb 45' X 22' Navigator park home set on a very generous plot within the newly developed part of The Elms RETIREMENT PARK within Epping Forest. The home is approx 5 years old and offers a modern open plan feel in the main living/dining/kitchen area. Two double bedrooms and two bathrooms. On plot parking. Large Garden. CASH PURCHASE ONLY

**PRICE: £325,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Exciting opportunity to purchase a very modern double park home from the well regarded Prestige Homes range on a delightful 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 unit is the highly regarded Navigator and measures a generous 45' x 22' with a personal front deck and large side and rear garden.

The accommodation offers a modern open plan arrangement in the main living area which incorporates the fitted kitchen with breakfast bar, dining area and lounge. Additionally there is a useful utility area with units complementing the kitchen décor.

There are two double bedrooms with the master bedroom boasting an en-suite shower room and separate walk in wardrobe. The second bedroom is also a double and is supported by the modern bathroom room with white suite

A real feature of these homes are the large personal gardens. This particular plot offers a front balcony with space for café style table and chairs and additionally a large lawned side and rear garden.

There is on plot parking to the front of the property for two resident vehicles and a further guest parking space.





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:**

**LIVING AREA**

27' 1" x 22' 0" (8.25m x 6.71m)

**UTILITY ROOM**

7' 5" x 5' 5" (2.26m x 1.65m)

**INNER HALL**

6' 1" x 3' 1" (1.85m x 0.94m)

**MASTER BEDROOM**

10' 3" x 9' 2" (3.12m x 2.79m)

**EN-SUITE SHOWER ROOM**

6' 5" x 5' 2" (1.96m x 1.57m)

**WALK IN WARDROBE**

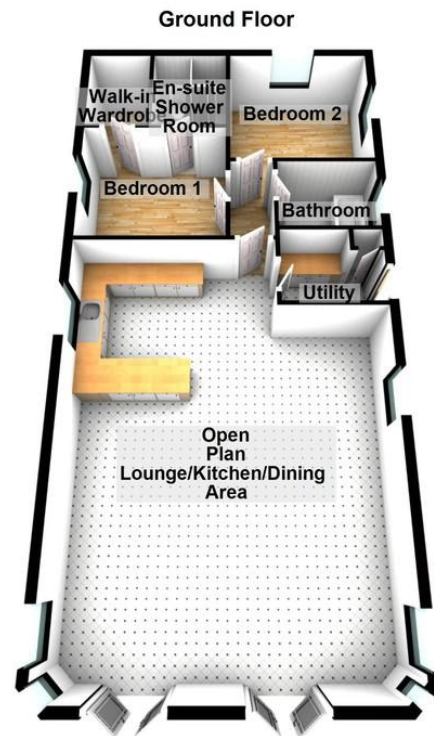
6' 7" x 4' 8" (2.01m x 1.42m)

**BEDROOM TWO**

10' 6" x 10' 3" (3.2m x 3.12m)

**BATHROOM**

7' 0" x 5' 6" (2.13m x 1.68m)



## EXTERIOR

### GARDENS

Large lawned gardens surround the unit which are supported by a raised sun deck to the front aspect and a secluded patio area providing space for garden table and chairs.

### ON PLOT PARKING

Briquette drive provides on plot parking for two resident vehicles and one visitor space.

### CHARGES

Council Tax Band A within Epping Forest

Ground Rent: £230 pcm

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Essex, EN9 1DU

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