

Daniel
Frank





64 Smarts Lane Loughton, IG10 4BS

A charming two-bedroom home, ideally situated just 0.5 miles from Loughton Central Line Station.

The ground floor features a welcoming entrance porch that leads into a cosy living room with a charming feature fireplace, perfect for relaxing evenings. There is also a convenient cloakroom for guests. The impressive, contemporary fitted kitchen is bathed in natural light and includes a breakfast bar and built-in appliances.

On the first floor, you'll find an airy bedroom with fitted wardrobes, providing ample storage, and a stylish feature bathroom designed with attention to detail. The top floor features the main bedroom with fitted wardrobes and additional eaves storage.

Externally, the low maintenance rear garden is ideal for summer entertaining, with a tiled patio area, a grassed section, and a handy shed. The front of the property boasts a block-paved driveway, providing off-street parking - a rare find on Smarts Lane.

The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is located at the top of Smarts Lane offering vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

Tenure Freehold
Council Epping Forest





Your Next Chapter

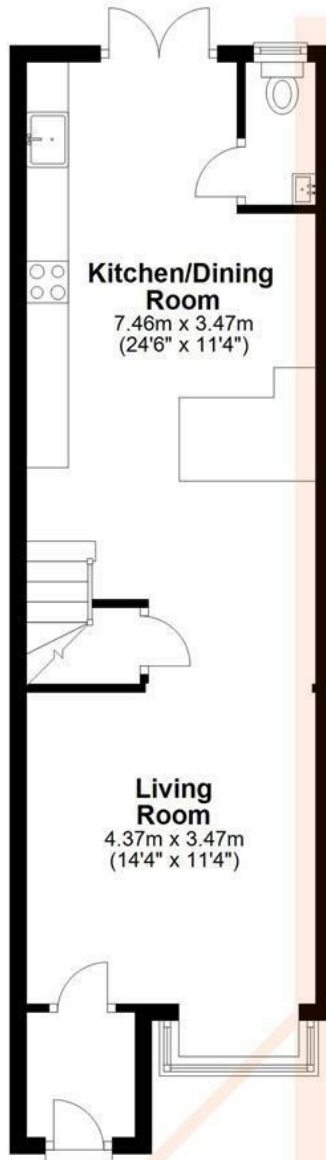


Your Next Chapter



Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)

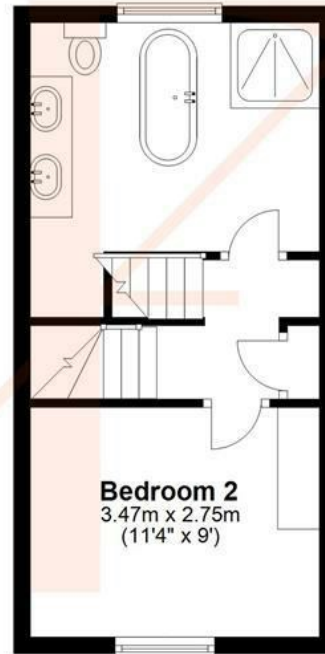


Kitchen/Dining Room
7.46m x 3.47m
(24'6" x 11'4")

Living Room
4.37m x 3.47m
(14'4" x 11'4")

First Floor

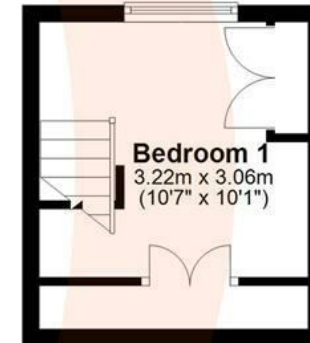
Approx. 25.5 sq. metres (274.8 sq. feet)



Bedroom 2
3.47m x 2.75m
(11'4" x 9')

Second Floor

Approx. 11.9 sq. metres (127.8 sq. feet)



Bedroom 1
3.22m x 3.06m
(10'7" x 10'1")

Total area: approx. 79.1 sq. metres (851.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	