

Daniel  
Frank





## 119 Smarts Lane, Epping Forest Loughton, IG10 4BP

Being offered to the market on a chain free basis is this executive five-bedroom family home, located on a quiet one way road and purchased by the current owners from the original builders before its completion in 2002.

The ground floor presents a spacious lounge/diner at the rear, with two sets of patio doors opening to a beautifully landscaped garden that includes both a grassy area and a decked space, along with a gated side entrance. A study provides a quiet workspace, while the modern, fully-fitted kitchen boasts a breakfast bar. The convenience of a ground floor cloakroom adds to the appeal.

On the first floor, a generous landing leads to four well-sized bedrooms and a family bathroom. The second floor is dedicated to the master suite, which includes an en-suite shower room, a walk-in wardrobe, eaves storage, and four large windows with a Juliet balcony that offers stunning views of the forest.

At the front of the property, there is ample parking space for up to three vehicles.

The house enjoys a prime location right on the edge of Epping Forest, offering access to 6,000 acres of serene and picturesque woodland, preserved in perpetuity by the City of London Corporation. This ensures the land remains untouched by development, enhancing the property's enduring exclusivity.

**Tenure** Freehold  
**Council** Epping Forest





Your Next Chapter

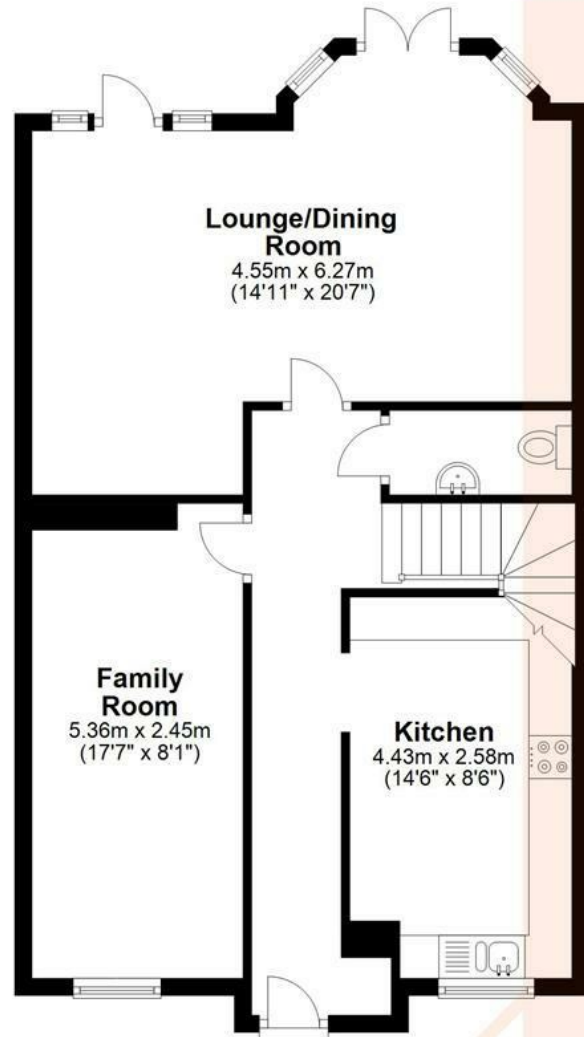


Your Next Chapter



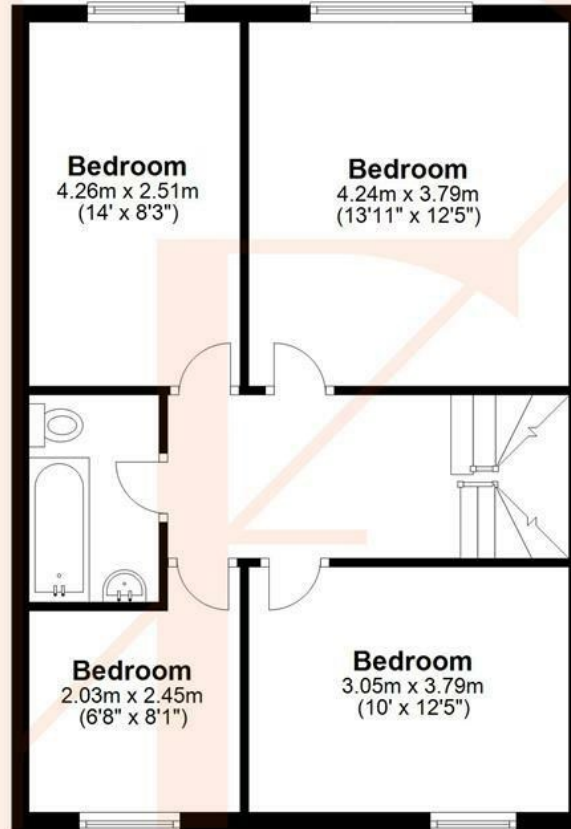
## Ground Floor

Approx. 64.3 sq. metres (691.7 sq. feet)



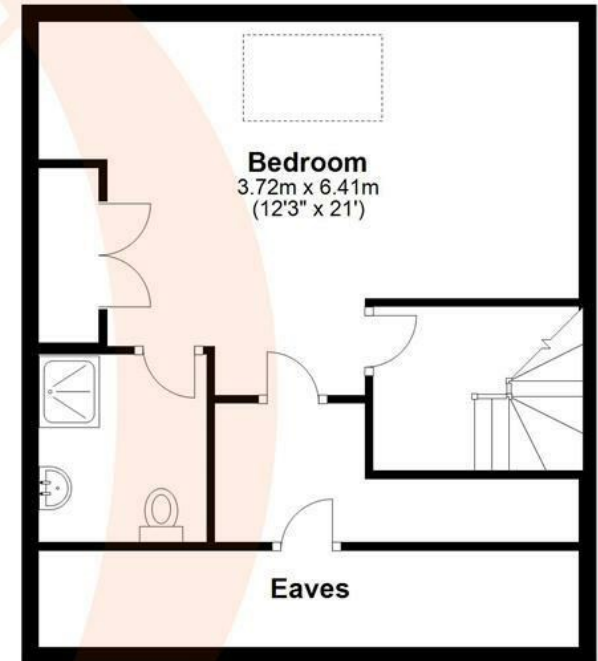
## First Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



## Second Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 169.3 sq. metres (1821.9 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, mis-statement or use of data shown.

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### WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	