

Daniel
Frank





4 Smarts Lane Loughton, IG10 4BX

A delightful extended two/three-bedroom house just 0.4 miles from Loughton Central Line Station.

The accommodation is arranged over two floors. The ground floor comprises of living room with feature fireplace, kitchen with rear courtyard garden access, modern fitted shower room and a double bedroom / dining room with further garden access. Upstairs offers an additional two double bedrooms and a newly fitted contemporary bathroom.

Externally to the front there is off street parking for two vehicles and to the rear a well-kept courtyard garden. It is worth noting that Smarts Lane also benefits from residents parking permits.

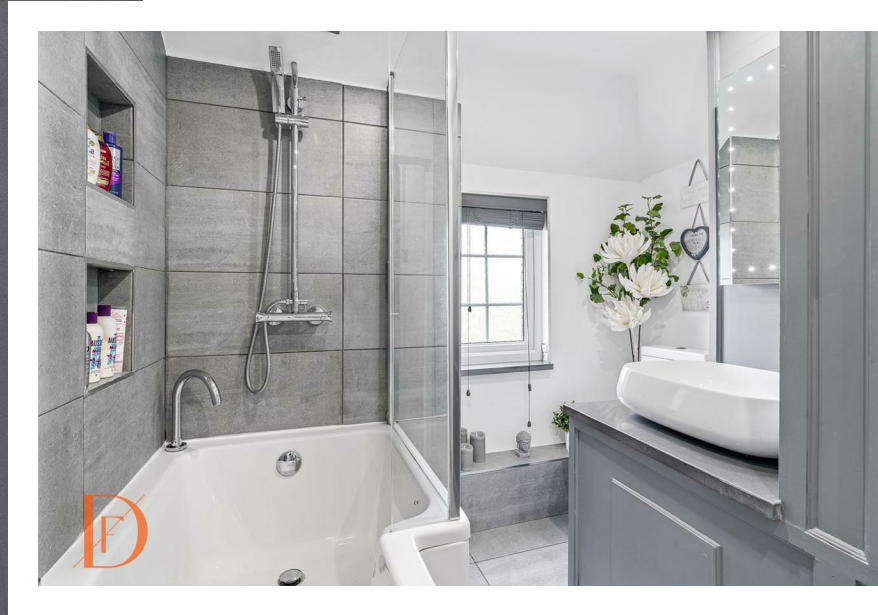
The property is extremely well located within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is located at the top of Smarts Lane offering vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several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

Tenure Freehold
Council Epping Forest District Council





Your Next Chapter

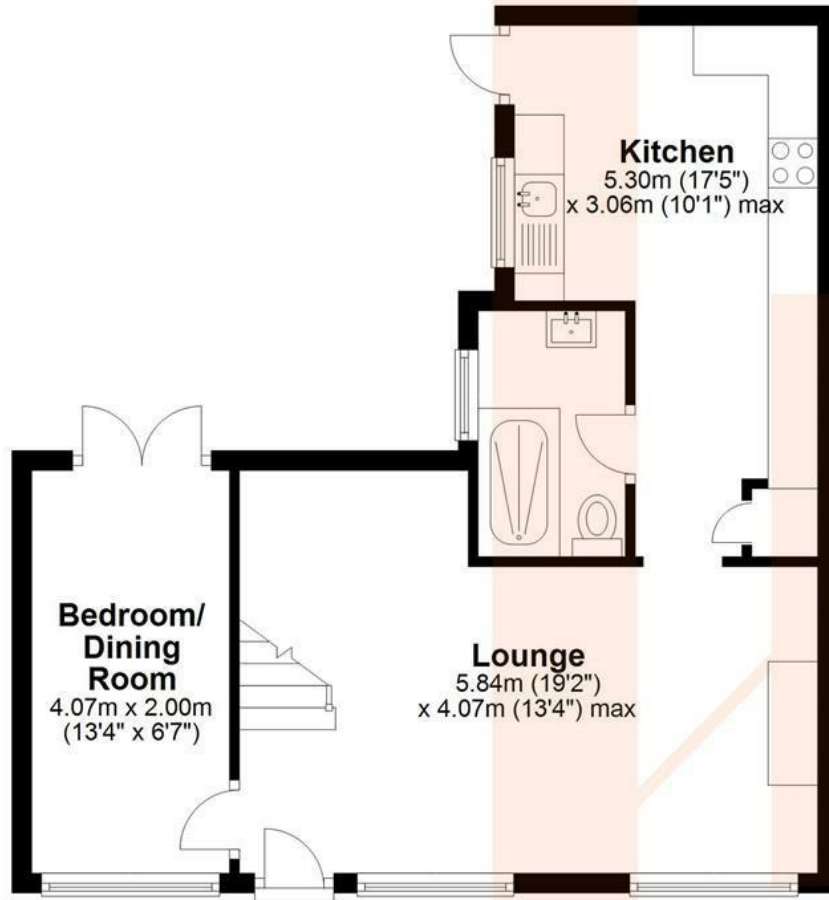


Your Next Chapter



Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	