







## 9 Smarts Lane Loughton, IG10 4BU

Oozing with character is this beautifully presented two-bedroom cottage is nestled in an idyllic location.

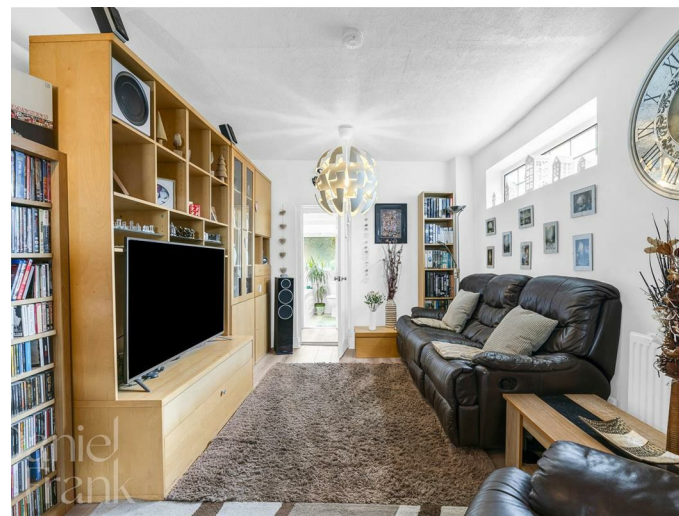
The ground floor features a spacious, well-proportioned living area that flows effortlessly into a well-appointed kitchen. A three piece bathroom completes this level.

Upstairs, you'll find two generously sized bedrooms, both benefiting from fitted wardrobes.

Externally, the property offers on-street residents' permit parking, while the rear boasts a charming courtyard - perfect for relaxing outdoors.

The location is truly unbeatable, with Loughton High Road and Loughton Station just a stone's throw away, and the stunning Epping Forest at the other end of the road.

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







Your Next Chapter





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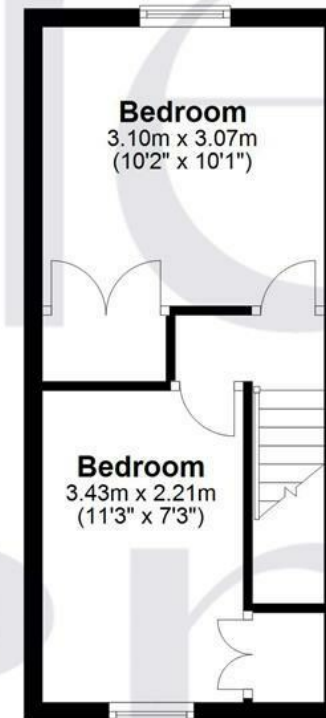
## Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



## First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.7 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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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. We have 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		88
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

