

Daniel
Frank





55 Smarts Lane Loughton, IG10 4BU

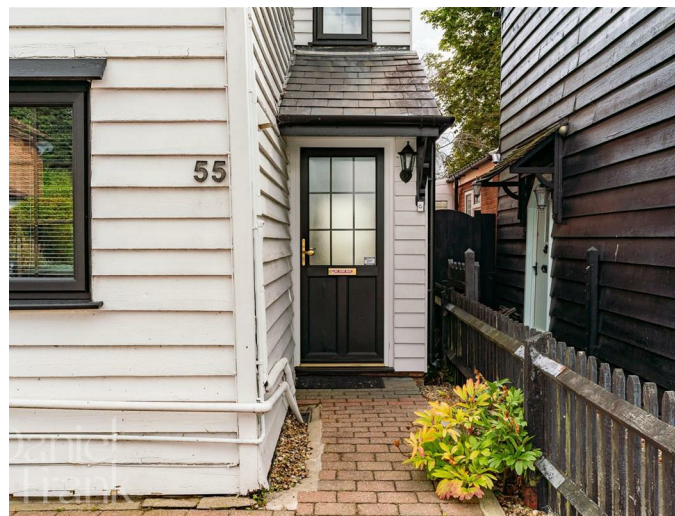
Nestled in one of Loughton's most desirable central streets, this beautifully presented two double bedroom semi-detached cottage combines period charm with practical modern features. Situated just moments from Loughton High Road, Central Line station, and the vast greenery of Epping Forest, this home offers an idyllic lifestyle with everything on your doorstep.

Inside, the property boasts a spacious entrance hallway leading to a well-proportioned kitchen at the front of the house. To the rear, a generous lounge/dining area opens through French doors to a stunning private rear garden – a perfect retreat for entertaining or unwinding after a busy day.

The ground floor also benefits from a handy guest cloakroom/WC, while upstairs you'll find two bright and spacious double bedrooms and a beautifully appointed bathroom featuring a freestanding claw-foot bath and a separate walk-in shower.

Further benefits include off-street parking – a rare find in such a central location – and close proximity to local schools, green spaces, and amenities. Whether you're a first-time buyer, downsizer, or young family, this chain-free cottage offers a unique opportunity in one of Loughton's most desirable pockets.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



Ground Floor
Area: 51.6 m² ... 555 ft²

First Floor
Area: 32.2 m² ... 346 ft²

Total Area: 83.8 m² ... 902 ft²

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		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

