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Smarts Lane, Loughton, IG10

****THREE BEDROOM VICTORIAN COTTAGE ** ** ONE DOUBLE AND 2 SINGLE ROOMS ** ** LARGE THROUGH LOUNGE ** **DOWNSTAIRS FOUR PIECE BATHROOM ** SHORT WALK TO LOUGHTON STATION** **RECENTLY REDECORATED** ** DOUBLE GLAZED THROUGHOUT ** ** COURTSIZE GARDEN** ** OFF STREET PARKING** ** WALKING DISTANCE TO LOCAL SHOPS** ** AVAILABLE NOW ON A MINIMUM 12 MONTHS TENANCY ** ** UNFURNISHED ** EPC RATING E COUNCIL TAX BAND E**

Rent: £1,895 - Monthly



Smarts Lane, Loughton IG10**Reception**

6.67m (21'11) x 4.18m (13'9)

**Kitchen**

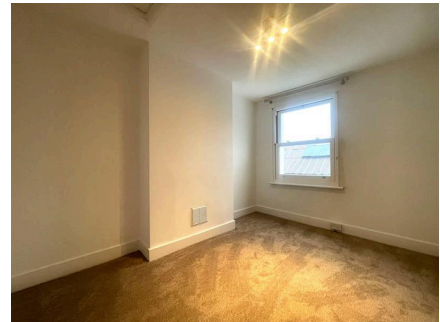
2.96m (9'9) x 2.44m (8'0)

**Bedroom 1**

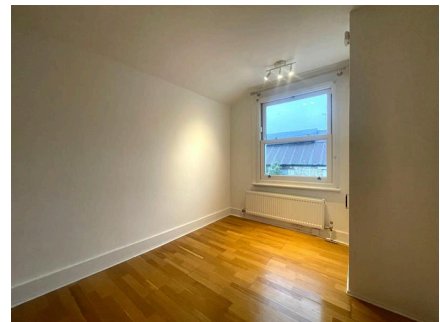
3.36m (11'0) x 3.83m (12'7)

**bedroom 2**

3.38m (11'1) x 2.06m (6'9)

**Bedroom 3**

3.12m (10'3) x 2.39m (7'10)



Bathroom

2.98m (9'9) x 2.51m (8'3)



Rear Garden



Energy Efficiency Rating

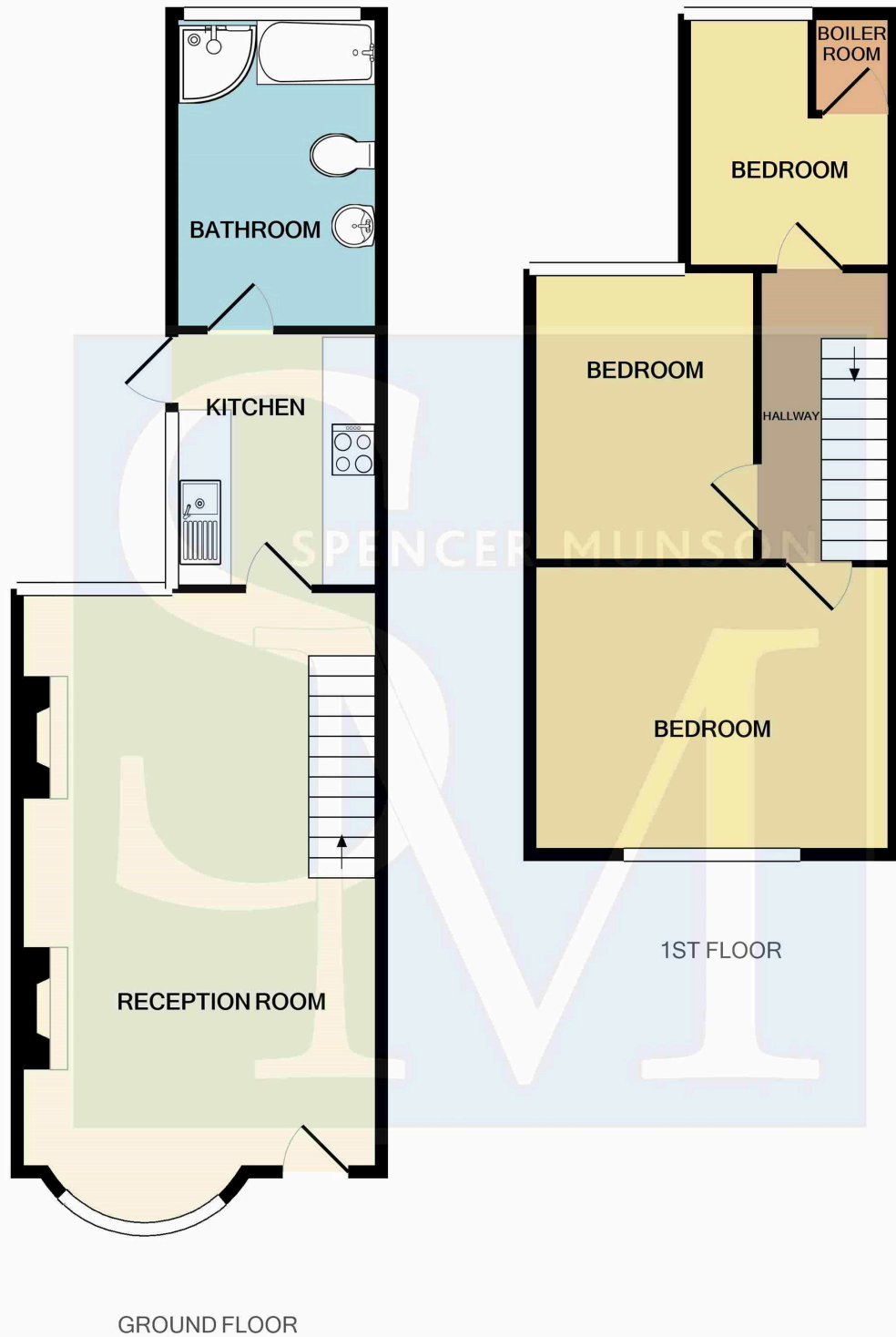
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

2002/91/E6

Spencer Munson are pleased to offer you this three bedroom Victorian cottage on the popular Smarts Lane in Loughton which is a short walk from Staples Road school. Redecorated throughout this home consists of a large through lounge with oak flooring, fully fitted kitchen, ground floor four piece bathroom and is offered on an unfurnished basis. The property also has gas central heating, double glazed windows, a rear courtyard garden, off street parking for one car and is also in a Residents' parking zone run (please check availability and cost of permits with EFDC or NEPP. Easy access to local shops and amenities and a short walk on to Loughton Central Line tube with direct access to the City and West End of London and is in zone 6 with 24 hour service at weekends. Available Now EPC Rating: E Council Tax Band E

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.