



WHERE STANDARDS MATTER

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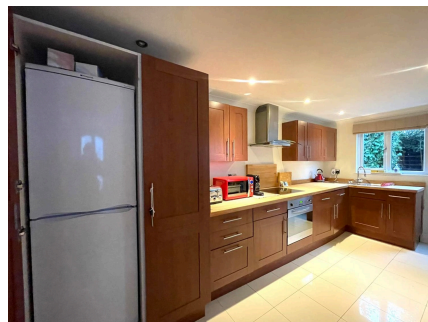
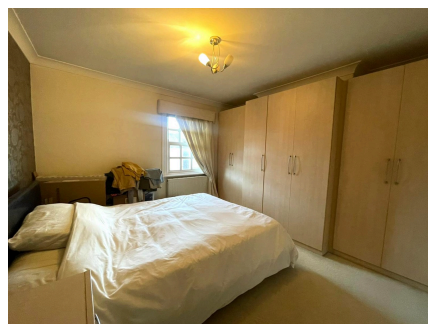
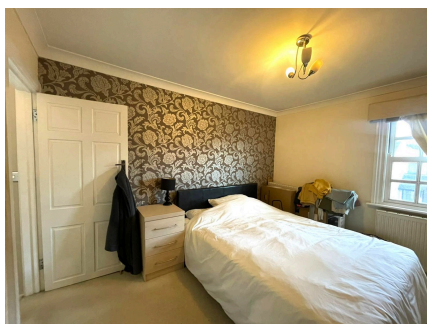


Smarts Lane, Loughton, IG10

**** TWO BEDROOM WEATHERBOARD COTTAGE ** ** TWO DOUBLE BEDROOMS ** ** FIRST FLOOR BATHROOM ** ** WALKING DISTANCE TO LOCAL SHOPS AND CENTRAL LINE STATION ** ** OFF STREET PARKING ** ** LOUNGE WITH SEPARATE KITCHEN/DINER ** ** OFFERED CHAIN FREE ** ** COUNCIL TAX BAND D ** ** EPC RATING: D**

Asking Price £550,000

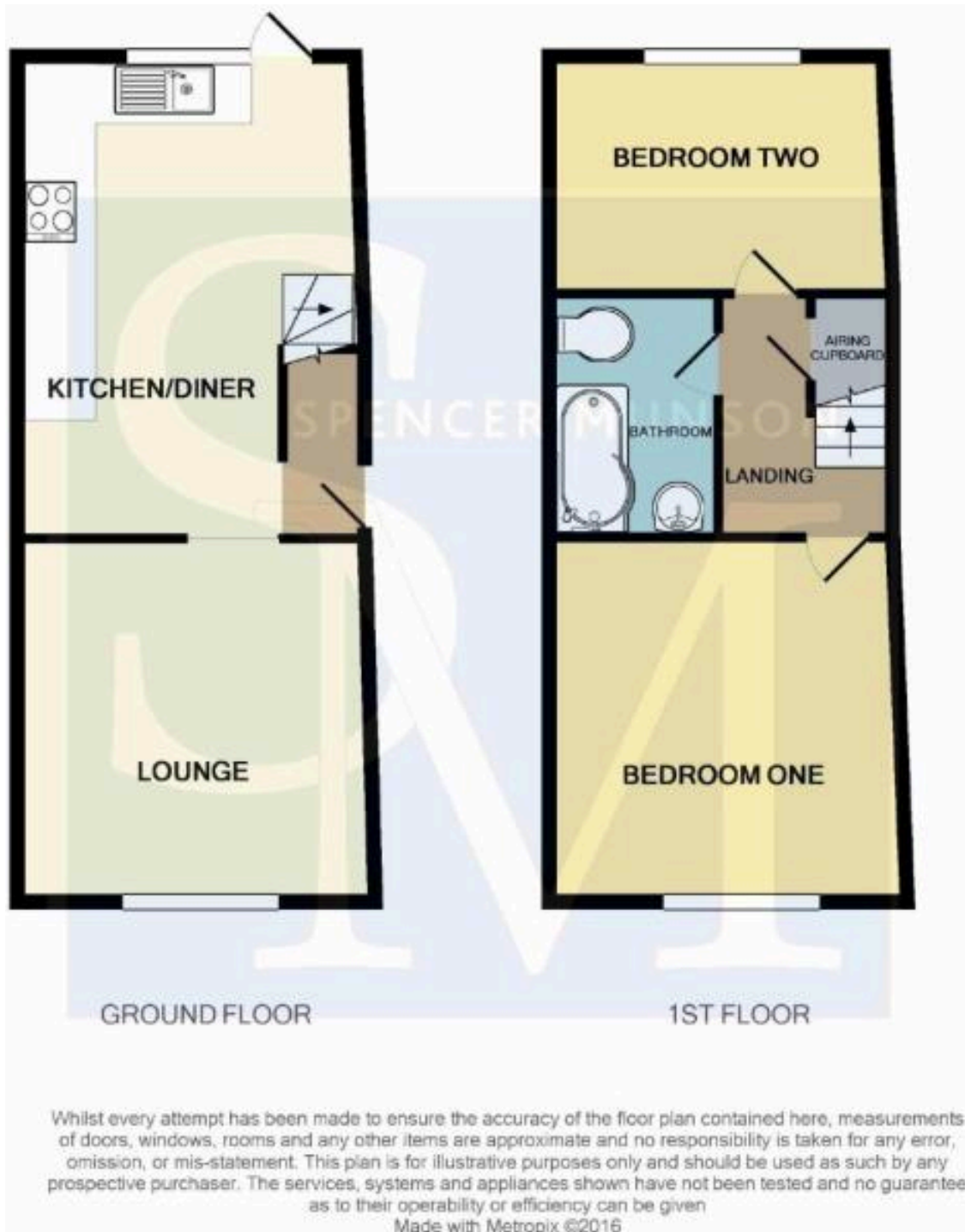


Smarts Lane, Loughton, IG10**Living Room****Kitchen****Bedroom 1****Bathroom****Bedroom 2**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer Munson is pleased to offer you this truly lovely two bedroom semi-detached weatherboard cottage which is situated close to Staples Road in the heart of "old Loughton" between Epping Forest and the High Road which is walking distance to local shops amenities and Loughton's Central line station. The property comprises of a large lounge, fitted kitchen/diner with integrated appliances and on the first floor there are two double bedrooms, modern bathroom/wc with shower and bath, an attractive courtyard garden with off street parking. This freehold property is offered as chain free, EPC Rating D Council Tax Band D

Smarts Lane, Loughton, IG10**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.