



Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



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	
39-44 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

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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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