Daniel Frank



137 Smarts Lane
Loughton, IG10 4BP

This well-presented two-bedroom home combines charming period features with modern living and is ideally positioned just 0.5 miles from Loughton Central Line Station.

The property opens into a bright and welcoming dining room, which leads through to a cosy living room featuring a charming fireplace. To the rear, the modern kitchen offers ample storage, with the contemporary family bathroom conveniently positioned beyond.

Upstairs, there are two generously sized bedrooms, both benefiting from their own feature fireplaces. The principal bedroom also benefits from fitted wardrobes and an en-suite WC, providing excellent storage and convenience.

The property benefits from shutters throughout, adding a stylish finishing touch to the interiors.

Outside, the property enjoys a well-presented rear garden with both a patio and decking area, creating a versatile space for outdoor dining and entertaining. To the front, a private driveway provides off-street parking.

The location is particularly convenient, with Loughton Central Line Station approximately 0.5 miles away. Loughton High Road is also within easy walking distance, offering a variety of shops, restaurants, cafés and local amenities, while the beautiful open spaces of Epping Forest are close by.

Tenure Freehold
Council Epping Forest













Your Next Chapter



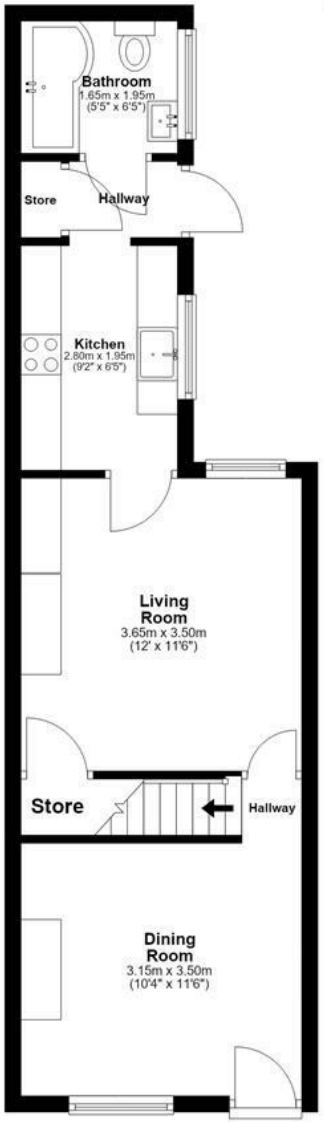




Your Next Chapter

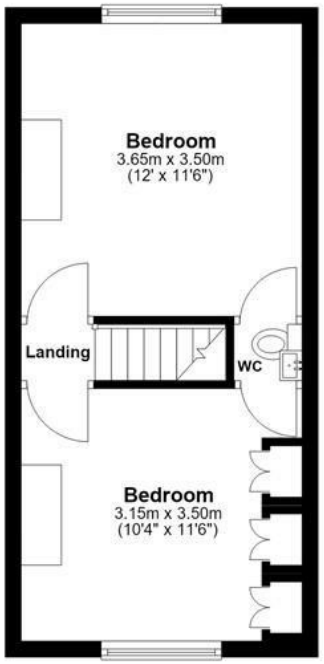
Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Smarts Lane

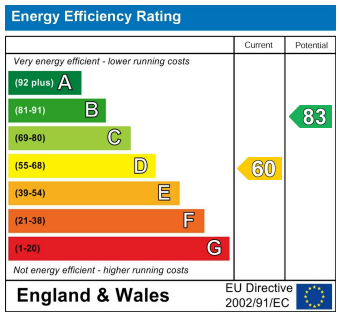
WHY LOUGHTON?

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.







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