Daniel Frank

47 Smarts Lane
Loughton, IG10 4BU

A charming and beautifully presented Victorian terraced cottage, ideally located within easy reach of Loughton's vibrant High Road and Central Line Station, and within walking distance of Epping Forest, with an entrance conveniently situated at the top of the road.

Upon entering, you are welcomed into a spacious and inviting living room, finished with stylish herringbone flooring, creating a warm and contemporary feel. To the rear, a modern shaker-style kitchen offers both practicality and charm, with direct access to the garden - perfect for indoor-outdoor living.

Upstairs, the property comprises a generous master bedroom complete with fitted wardrobes, alongside a further well-proportioned double bedroom. A sleek and contemporary family bathroom serves both rooms.

Externally, the property benefits from a well-maintained rear garden featuring a patio area ideal for entertaining, a lawn space, and a useful garden shed.

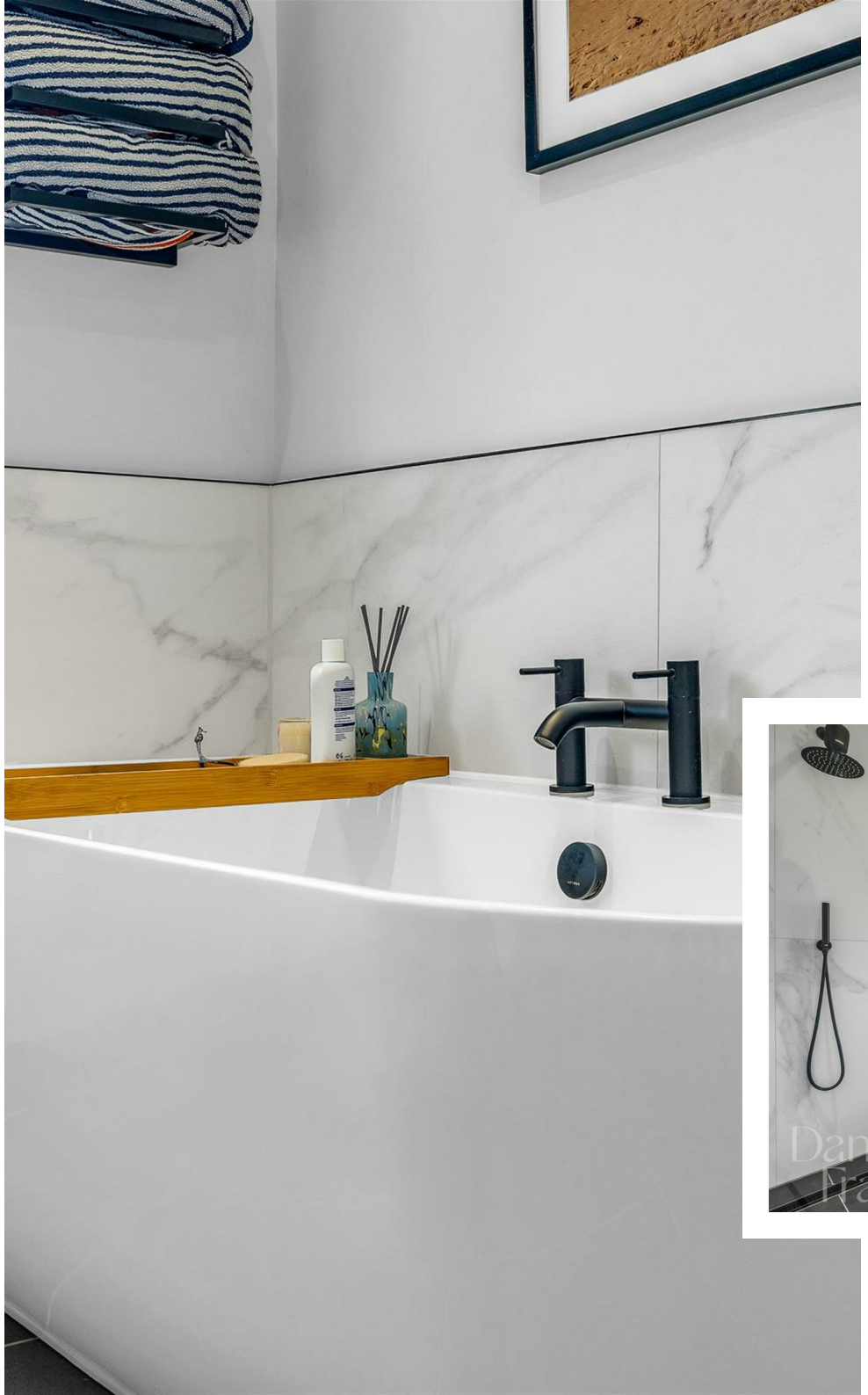
Situated just 0.4 miles from Loughton Central Line Station and within walking distance of Loughton High Road, the property enjoys excellent access to a wide range of shops, cafés, restaurants, and local amenities.

We are advised that the seller rents a parking space nearby - please speak to a member of the team to discuss.

An ideal purchase for first-time buyers, downsizers, or investors alike.

Tenure Freehold
Council Epping Forest

Your Next Chapter



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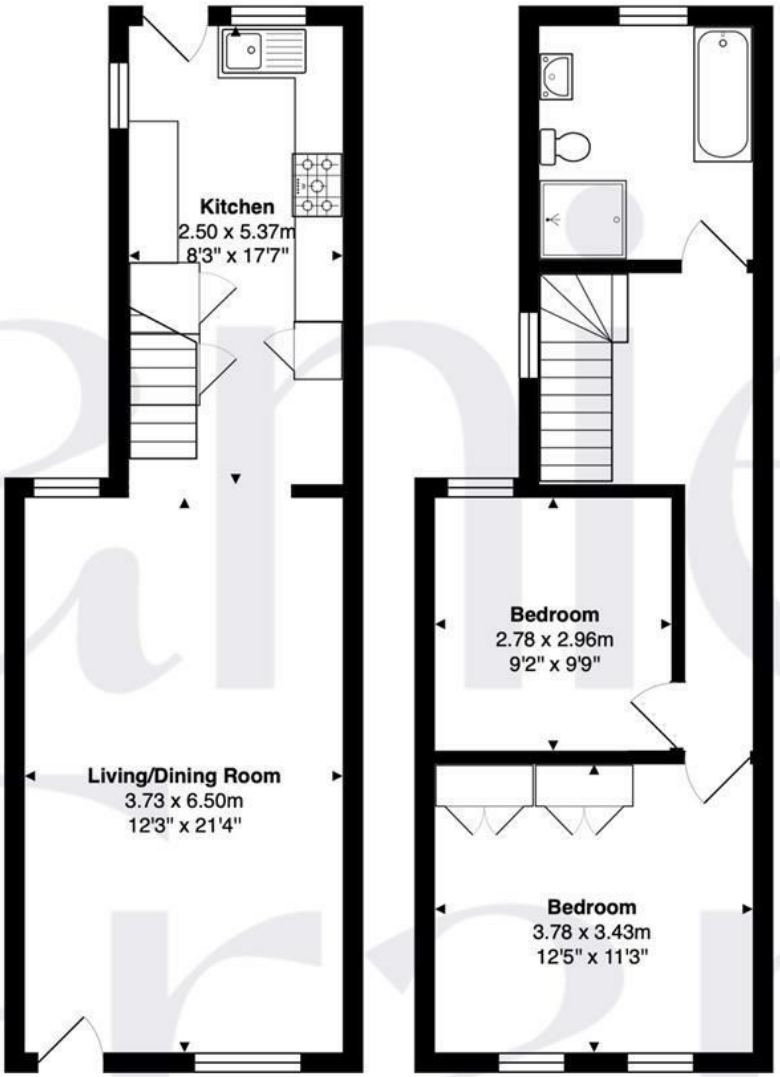

Ground Floor
Area: 38.1 m² ... 410 ft²

First Floor
Area: 38.1 m² ... 410 ft²

Total Area: 76.1 m² ... 819 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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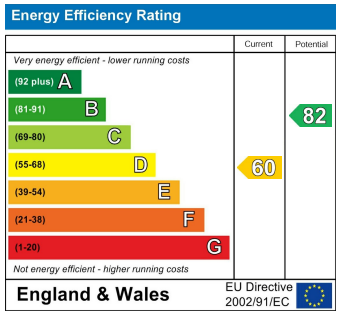
WHY LOUGHTON?

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.



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