Daniel Frank



203 Smarts Lane
Loughton, IG10 4BW

This charming two-bedroom period cottage occupies a prime location directly opposite Epping Forest.

Entering through a private front garden, the property opens into a cosy living room featuring an attractive log burner and a range of stylish features, including exposed brickwork, polished industrial-style radiators and shutters.

This leads through to a separate, well-proportioned dining room, which continues the same design aesthetic and benefits from useful built-in under-stair storage.

Leading on from the dining room is a well-equipped kitchen, with a family-sized bathroom positioned at the rear of the property.

A centrally positioned wooden staircase leads to two well-proportioned double bedrooms. Both rooms are light and airy, with wooden flooring throughout. The principal bedroom, positioned at the front of the property, enjoys attractive views across Epping Forest and benefits from generous built-in wardrobes.

Externally, the property benefits from a well-maintained, tiered rear garden with dedicated rear access. The garden provides a private and peaceful space to relax and entertain.

The property also benefits from recently installed solar panels and a battery storage system, helping to reduce energy bills.

Tenure Freehold
Council Epping Forest













Your Next Chapter







Your Next Chapter



Ground Floor
Area: 37.3 m² ... 402 ft²

First Floor
Area: 25.0 m² ... 269 ft²

Total Area: 62.3 m² ... 670 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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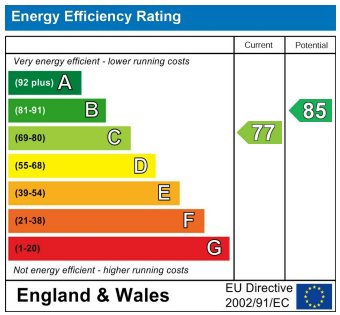
WHY LOUGHTON?

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 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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