



### Smarts Lane, Loughton, IG10

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 property is offered unfurnished and available now, EPC Rating D Council Tax Band D

**Rent: £1,800 - Monthly**



# Smarts Lane, Loughton, IG10

## Living Room



## Kitchen



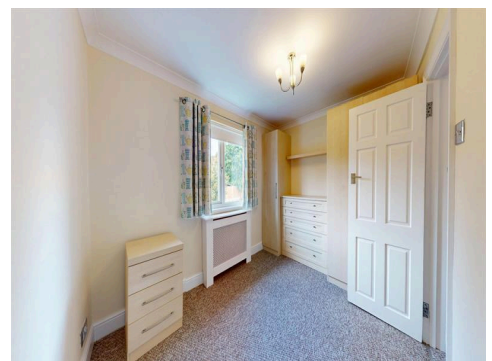
## Bedroom 1



## Bathroom



## Bedroom 2

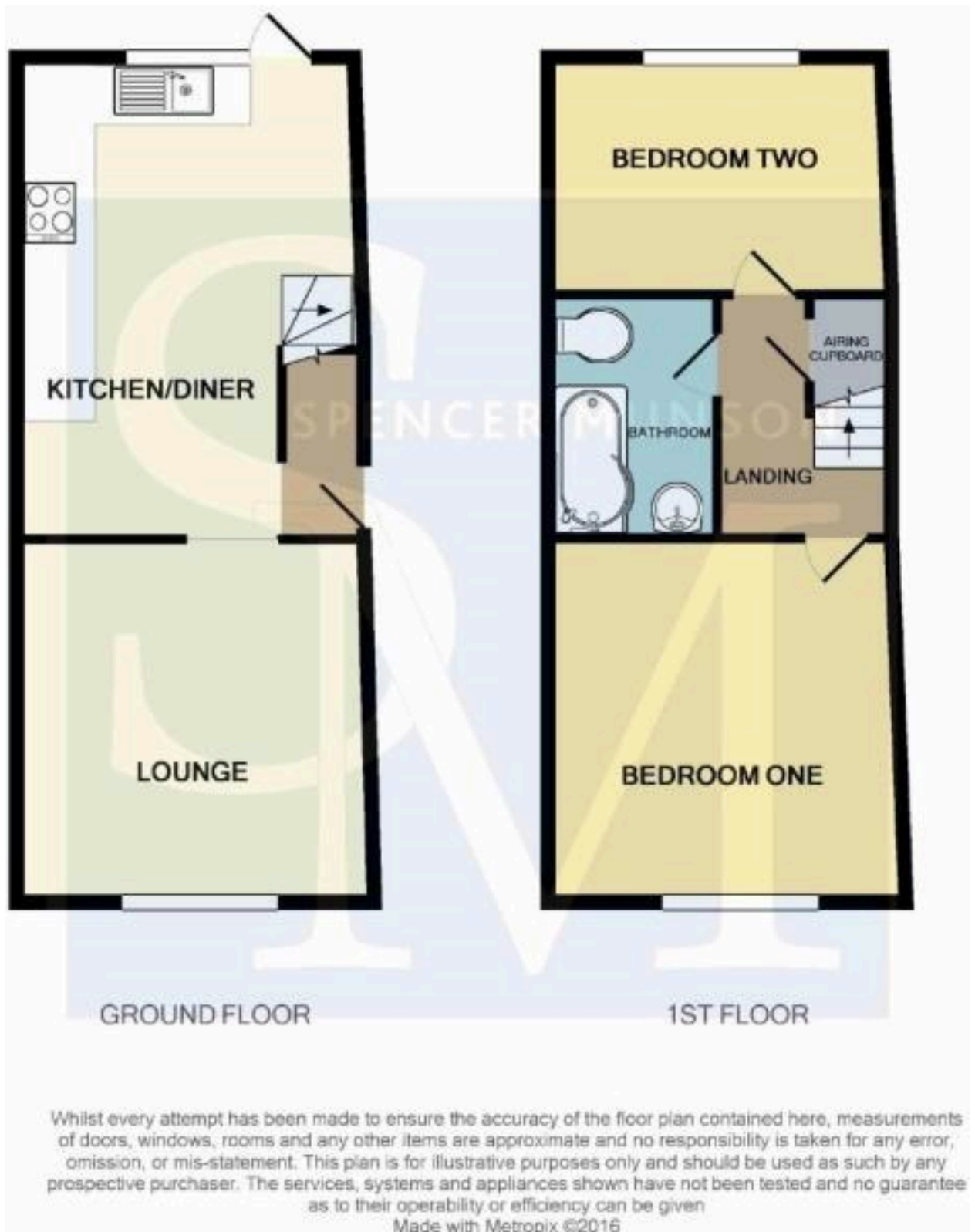




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>78</b>
55-68	<b>D</b>	<b>62</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		

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England & Wales  
 2002/91/EC



**Disclaimer**

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