

Daniel
Frank



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89 Smarts Lane Loughton, IG10 4BP

Situated in a highly sought-after position in Loughton, this impressive three-bedroom semi-detached home offers spacious and versatile accommodation arranged across two floors, perfectly suited to modern family living. Conveniently located within easy reach of the High Road's excellent selection of shops, restaurants, cafés, and Loughton Central Line Station, the property combines character features with contemporary finishes throughout.

The accommodation begins with a welcoming entrance hall leading to an elegant front living room. From here, you enter the dining room, which features a charming feature fireplace. The dining room flows seamlessly into the stylish modern kitchen, beautifully enhanced by skylights that flood the space with natural light. French doors open directly onto the courtyard garden, creating an excellent indoor-outdoor connection. The kitchen further leads into a rear lounge, which can also serve as a guest bedroom or study, complete with bi-fold doors opening onto the garden, providing an ideal space for relaxing and entertaining. A contemporary ground-floor shower room completes the accommodation on this level.

The first floor comprises three generously proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a further bedroom enjoying an en-suite / family bathroom.

There is an easily accessible generous loft for storage, which has potential for conversion in the future for further living space (subject to the usual planning consent).

Externally, the property enjoys a low-maintenance courtyard garden with rear access, perfect for outdoor dining and entertaining, along with a private driveway providing valuable off-street parking.



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Tenure Freehold
Council Epping Forest



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Your Next Chapter



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Ground Floor

Approx. 81.6 sq. metres (878.0 sq. feet)



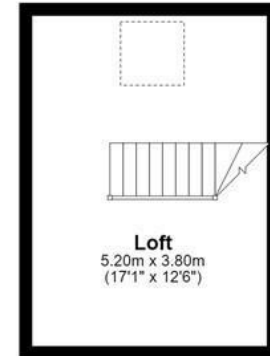
First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Second Floor

Approx. 19.8 sq. metres (212.7 sq. feet)



Total area: approx. 149.7 sq. metres (1611.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

