

Daniel  
Frank





## 24 Smarts Lane Loughton, IG10 4BX

Available with no onward chain, this well-presented terraced property occupies a sought-after position in Loughton, conveniently located within easy reach of the High Road's shops, restaurants, and Loughton's Central Line station.

The accommodation offers a flexible and practical layout, ideal for modern family living. The spacious main reception room is centred around an attractive feature fireplace and benefits from bi-fold doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

A second reception room provides excellent versatility, whether used as a formal dining room, playroom, or additional sitting room, and also enjoys garden access via French doors. A well equipped fitted kitchen and a ground-floor cloakroom complete the accommodation on this level.

Upstairs, there are three generously sized bedrooms. The principal bedroom features fitted storage and an en-suite shower room, while the remaining bedrooms are served by a family wet room.

Outside, the rear garden has been thoughtfully landscaped to include both patio and lawn areas, complemented by mature planting and convenient rear access. To the front, a private driveway provides dedicated off-street parking. A further parking space is situated to the rear and is shared between four neighbouring properties, providing useful additional parking for visitors.

**Tenure** Freehold  
**Council** Epping Forest





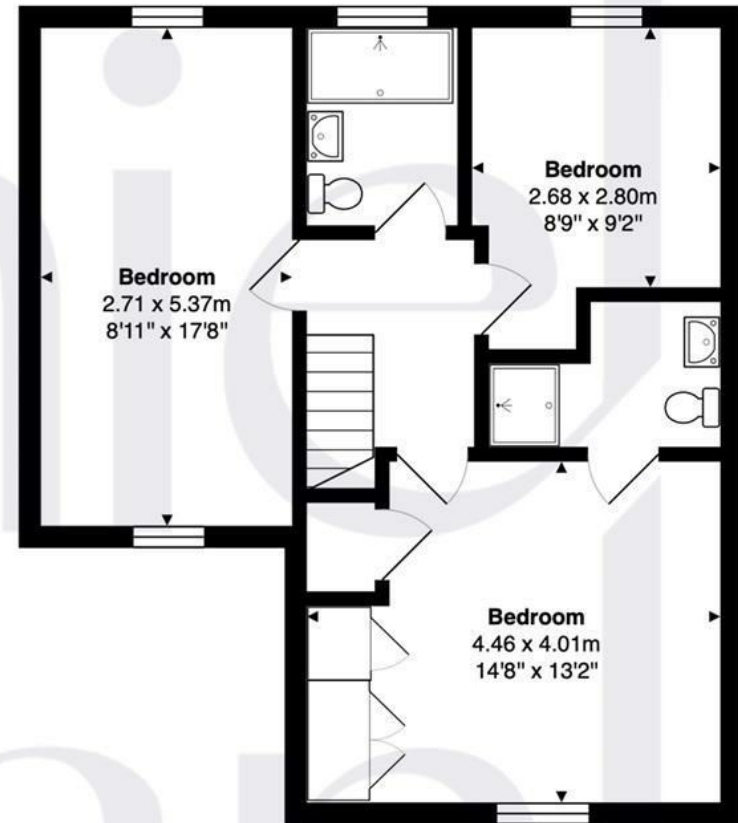
Your Next Chapter



Your Next Chapter



**Ground Floor**  
Area: 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>



**First Floor**  
Area: 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>

Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup>

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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		