

Daniel  
Frank





## 87 Smarts Lane Loughton, IG10 4BP

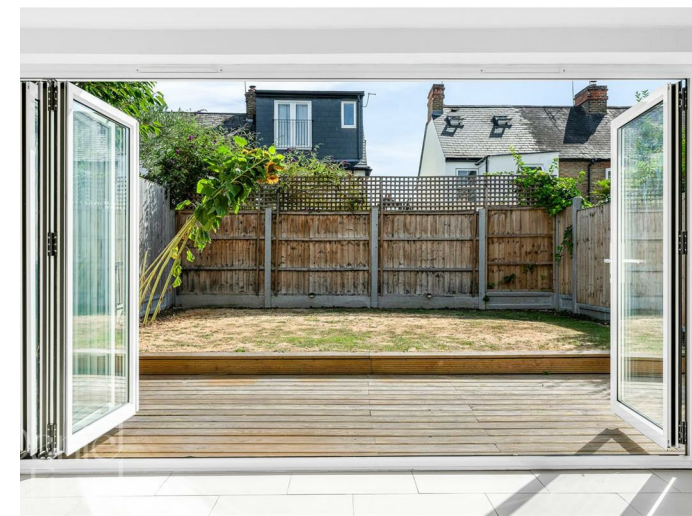
Nestled in a highly sought-after location just 0.5 miles from Loughton Central Line Station, this detached, three-bedroom family home offers generous living space, contemporary interiors and convenient access to Loughton High Road's excellent selection of cafés, restaurants, boutiques and everyday amenities. This property is offered to the market chain free.

As you enter the property you are welcomed by a spacious open-plan living and dining room, featuring a feature fireplace. To the rear, the shaker-style kitchen offers ample storage and workspace, while bi-fold doors open seamlessly onto the rear garden, creating an ideal space for both entertaining and family life.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom. Externally, the rear garden enjoys a decked seating area leading onto a well-maintained lawn. To the front, a private driveway offers convenient off-road parking.

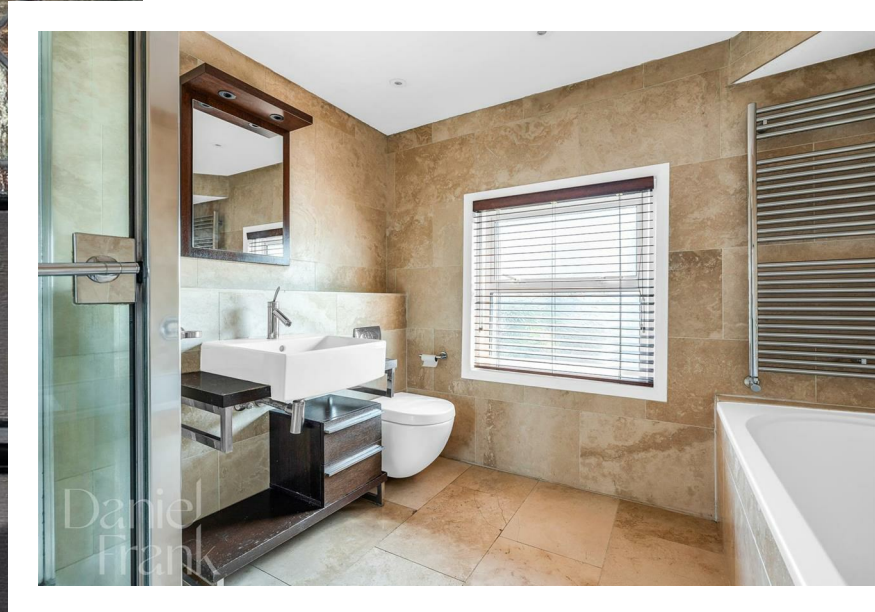
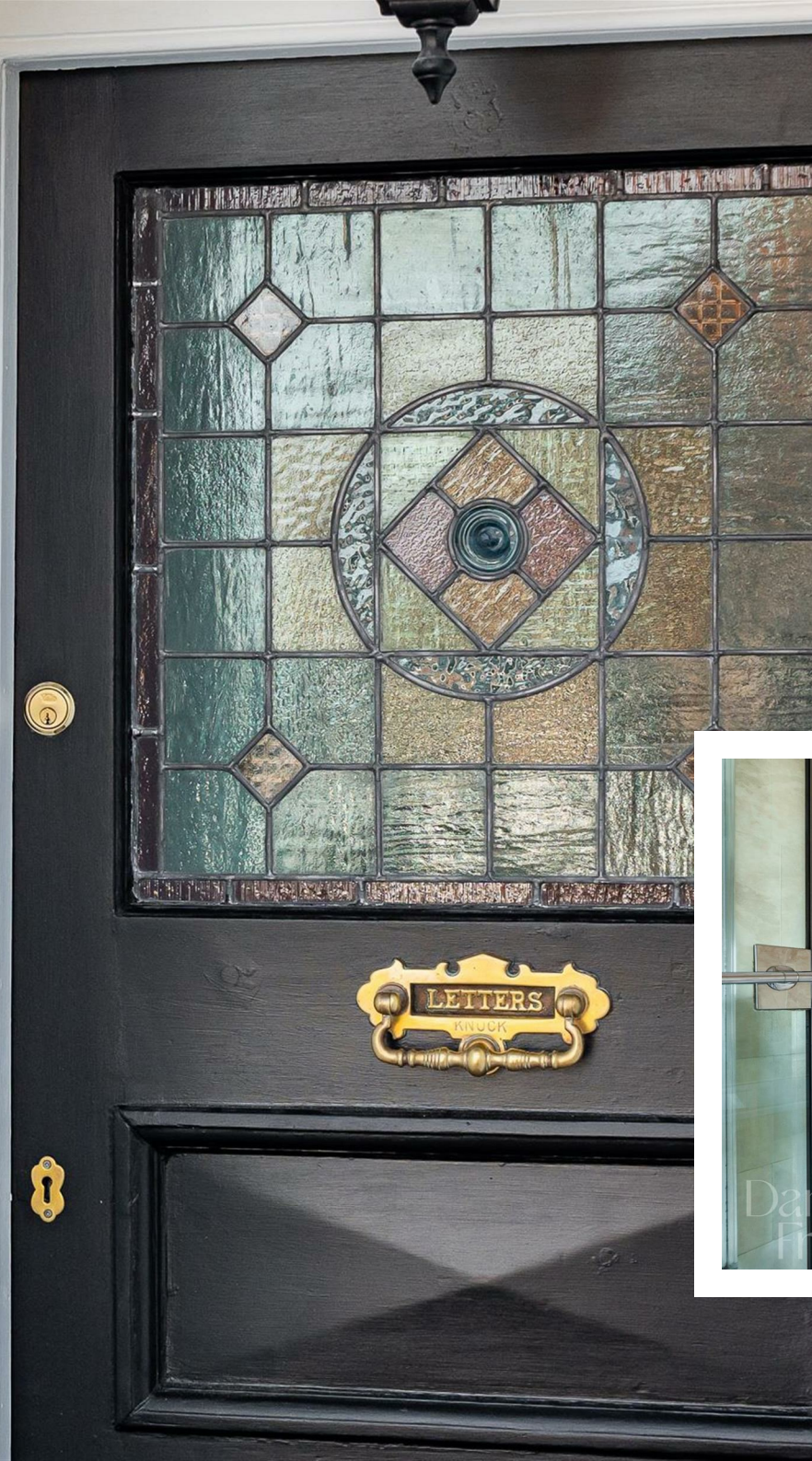
Ideally positioned within walking distance of Loughton High Road, the property enjoys easy access to a wide range of shops, cafés, restaurants and local amenities, while Loughton Central Line Station offers excellent transport links into the City and West End. The home is also just moments from the beautiful Epping Forest, providing miles of scenic woodland walks, cycling routes and open green spaces.

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

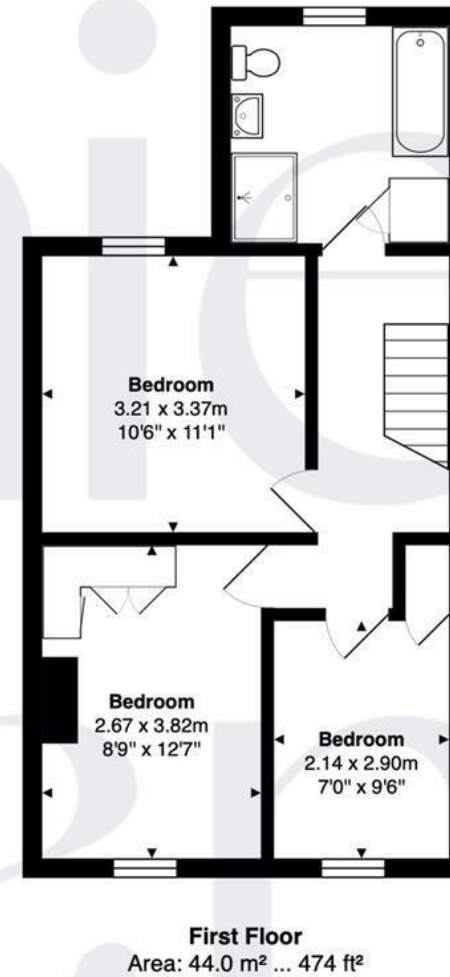




Your Next Chapter



Your Next Chapter



Total Area: 100.5 m<sup>2</sup> ... 1082 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 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                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 46      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

