Daniel Frank

22A Smarts Lane
Loughton, IG10 4BX

This well-presented two-bedroom home is situated in a highly desirable location, within easy reach of Loughton's High Road and just a 0.4-mile walk from Loughton Central Line Station.

The ground floor features a contemporary kitchen and a spacious open-plan lounge and dining area to the rear, creating an ideal space for both everyday living and entertaining.

French doors open directly onto the rear garden, allowing plenty of natural light to flow through the property. Wooden flooring runs throughout the downstairs accommodation, and there is the added benefit of a convenient downstairs WC and ample storage space.

On the first floor, the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room. The second bedroom also features fitted wardrobes and is served by a separate family bathroom.

Externally, the rear garden provides a pleasant outdoor space while a private driveway to the front provides practical off-street parking.

Ideally located close to local shops, restaurants, cafés and transport links, this attractive home would make an excellent purchase for first-time buyers, downsizers or investors alike.

Tenure Freehold
Council Epping Forest

Your Next Chapter

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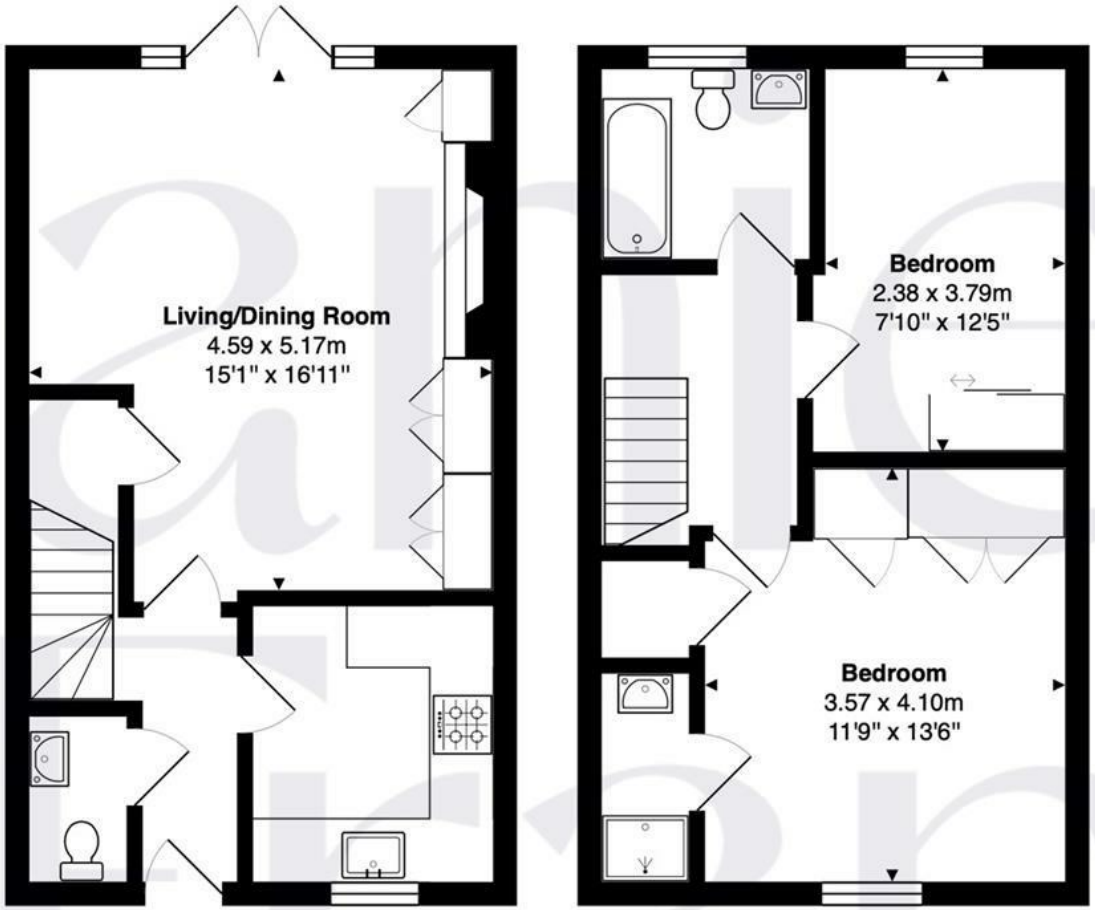

Ground Floor
Area: 37.0 m² ... 398 ft²

First Floor
Area: 37.0 m² ... 398 ft²

Total Area: 74.0 m² ... 797 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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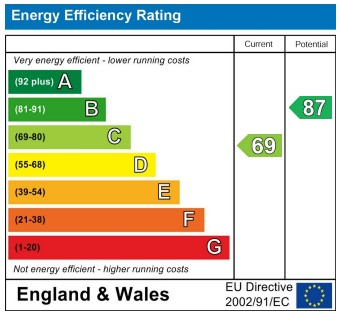
WHY LOUGHTON?

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 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.



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