



Smarts Lane, Loughton, IG10

BUTLER & STAG



**\*\*VIEWING SATURDAY 16TH JULY, CALL NOW\*\***  
**A stunning two bedroom VICTORIAN TERRACED home in Loughton that has been wonderfully updated to create a characterful living space, in the popular location of Loughton. Freehold**

- Victorian Period Home
- Stunning Kitchen/ Diner
- Close to Station and Amenities
- Loughton Central Line (TFL 5) 1/4 Mile
- Two Bedrooms
- West Facing Garden
- Stylishly Presented

Arranged over two floors, the property offers well-balanced accommodation and stylish interiors throughout.

The ground floor comprises cosy living room with feature fireplace and underfloor heating, which continues through to the stunning kitchen and dining area. The newly fitted kitchen features integrated appliances and timeless wooden worktops. The rear of the house is bathed in natural light, creating the perfect entertainment hub for this fine period home.

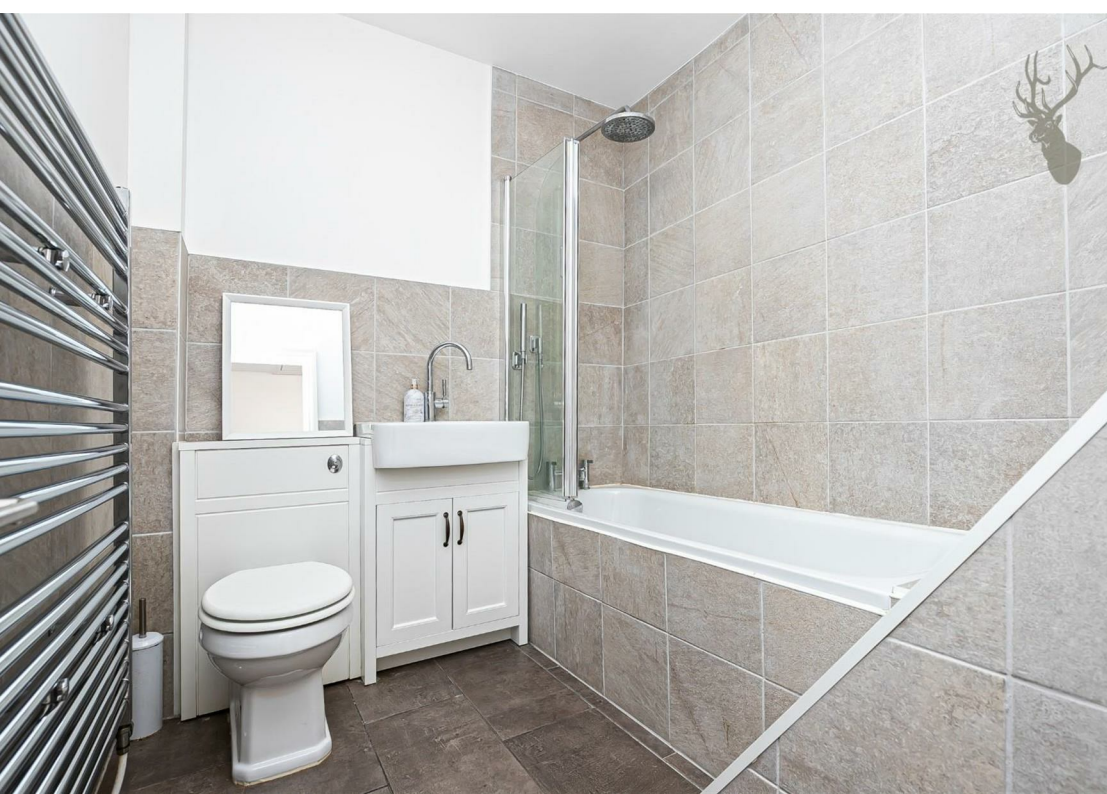
The high specification interiors continue on the first floor where the master bedroom, second bedroom and luxury bathroom are found.

Externally there is a low-maintenance west-facing rear garden with landscaped patio and lawn area, ideal for summer evening enjoyment.

Smarts Lane is located within close proximity of Loughton Central Line station, which offers easy access into London. Also within close proximity is the ever popular parade of shops on Loughton High Road with its comprehensive range of shops, delightful boutiques, eateries, bars and restaurants. Further local amenities include Loughton Leisure Centre, healthcare practices and Marks and Spencer's. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach. The area offers a range of access to primary and secondary schools, both private and state.

Council-Epping Forest  
Tax Band-D





## Smarts Lane, IG10

Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M

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### Ground Floor

Floor Area 327 Sq Ft - 30.38 Sq M



### First Floor

Floor Area 348 Sq Ft - 32.33 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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