



Smarts Lane, Loughton, IG10

BUTLER & STAG



**GUIDE PRICE £525,000-
£550,000** Located on a
desirable residential turning
within the catchment area
for Staples Road Primary
School is this immaculately
presented and generously
proportioned two bedroom
mid-terrace Victorian house.



Freehold

- Mid-Terraced Victorian House
- Two Double Bedrooms
- South West Facing Decked Garden
- Off Street Parking
- Stylishly Presented
- Stunning Kitchen/ Diner
- Close to Station and Amenities

Arranged over three floors including loft conversion, the property offers well balanced accommodation and stylish interiors throughout. The ground floor incorporates entrance into the porch, formal living room with wooden flooring, school style radiator and feature wood burner. The stunning kitchen/ diner complete with fashionable island, integrated appliances and corian work tops is open-plan to an extended dining area forming part of an extension. The rear of the house is bathed in natural light from the South West facing aspect and the vaulted ceiling with skylight and full width bi-folding doors really set the scene for the entertaining hub of this fine period home.

The high specification interiors continue on the first floor where the master bedroom and luxury bathroom are found. Of particular note is the abundance of storage cupboards that can be found throughout, allowing for clinical and minimalistic living. The sellers has also invested in high quality plantation shutters on most of the windows adding to the character of the property. The second bedroom is within the loft conversion on the top floor and enjoys the largest storage area of all.

Externally, there is off street parking for one vehicle to the front and a low maintenance South Westerly facing decked and two tiered garden to the rear, ideal for summer evening enjoyment.

Staples Road 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.





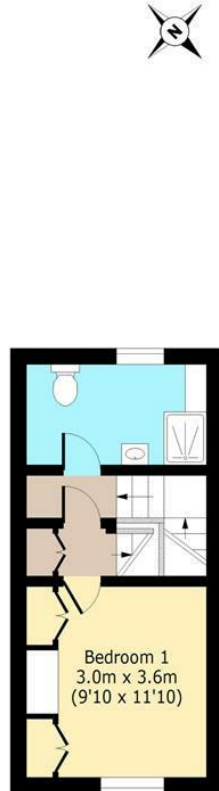
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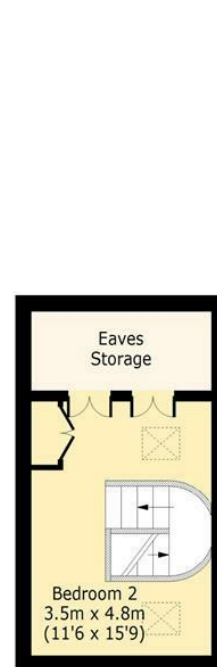
Ground Floor
Approx. 40 Sq. meters (431 Sq. feet)



First Floor
Approx. 26 Sq. meters (285 Sq. feet)



Second Floor
Approx. 22 Sq. meters (237 Sq. feet)



Total area (Including Eaves Storage): approx. 89 Sq. meters (953 Sq. feet)
Total area (Excluding Eaves Storage) : approx. 84 Sq. meters (899 Sq. feet)

For illustration purposes only - not to scale
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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.