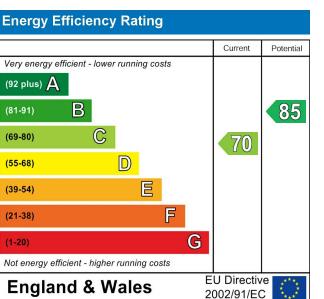
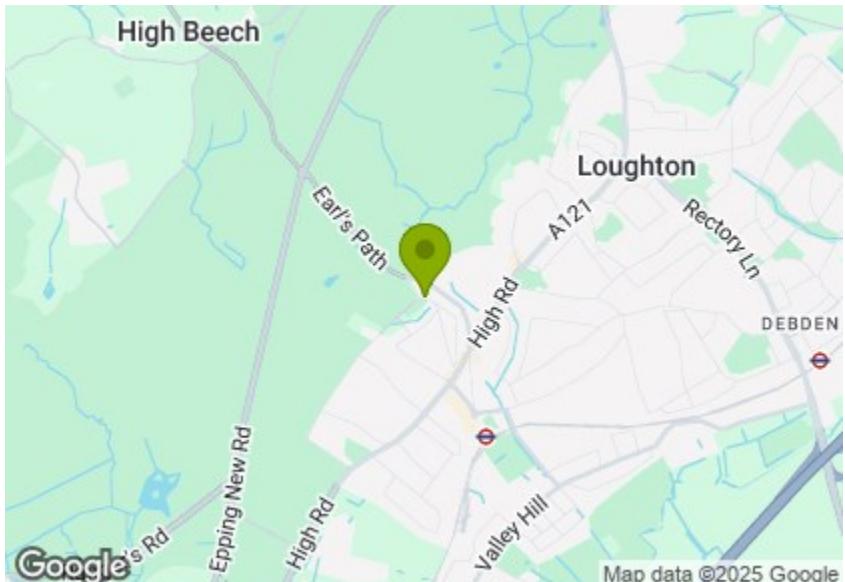




Total Area (Excluding Garden Room): 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**SMARTS LANE, LOUGHTON**  
 Offers In Excess Of £650,000 Freehold  
 2 Bed Cottage - Terraced



#### Features:

- Victorian Cottage
- Two double bedrooms
- Upstairs bathroom
- Beautifully finished
- Period features
- Epping Forest on your doorstep
- Short walk to Loughton Station
- Close to Amenities
- Summer House

An elegantly accomplished and beautifully appointed two bedroom family cottage directly opposite Epping Forest. Bursting with a wealth of original character, vintage style and extra spaces, this is a one-of-a-kind find in a superb spot.

Among the many delights awaiting you is a self contained, powered summer house sat at the end of your lengthy garden. Sat on its own secluded patio, it's perfect for enjoying your impressive outdoor space all year round.

**E11, E7, E12 & E15**  
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**E4 & N17**  
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#### IF YOU LIVED HERE...

Highlights will be numerous, delighting you at every turn. Nicely set back from the road behind a neat front yard, step inside through your porch and you're immediately greeted by the 180 square foot front lounge, with a delectable love seat in the box bay window, blonde hardwood underfoot and a gorgeous exposed brick chimney breast with working hearth.

Next door and your open plan kitchen/diner is no less exceptional, totalling around 280 square feet, artfully segmented by split level flooring and a breakfast bar. The diner is arranged around another exposed brick chimney breast and an open staircase, while the kitchen's handsomely decked out with light grey cabinets with brass fittings and flawless white quartz worktops.

Steps lead down to a utility room, spare WC and out into your garden, where a patio gives way to an impressive length of lawn and of course that lovely summer house, all flanked by high timber fencing. It's all barely overlooked with sky-wide horizons. Upstairs and both bedrooms are solid doubles, charmingly finished with style and character. Finally, your family bathroom brims with

boutique chic, featuring heated herringbone floor tiling, standalone tub and walk-in rainfall shower.

#### WHAT ELSE?

- Loughton tube station is just a half mile away on foot, for the Central Line and twenty six minute direct trips to Liverpool Street. The West End's just a little further; it's only nine minutes more to Tottenham Court Road.
- As noted you have the glorious open natural space of Epping Forest right across the road. Endlessly exploratory, you can jog, walk or stroll for miles.
- Loughton High Street is a mere five minute walk away for all your day-to-day amenities, as well as a range of cafes, bars and restaurants.



#### A WORD FROM THE OWNERS...

'My wife and I have loved every minute of our Loughton cottage since we moved here 5 years ago. Our home is a 10 minute walk from Loughton tube station (30 minute tube journey into central London), a 5 minute walk to the high street, a 30 second walk to one of the best pubs in the area and directly opposite Epping Forest. The High Street has a wide array of great cafes and restaurants and all the local amenities you would expect. There are 3 excellent pubs all within walking distance, some with amazing views over London. The forest is absolutely stunning and provides countless walking and cycling routes to enjoy. The thing we love most about Loughton and our home in particular is the people and our neighbours. Everyone is so helpful, friendly and fun and there really is a sense of community, particularly in our terrace! My wife and I have enjoyed this home as both a young couple commuting into the city and as parents with a young family and will miss it dearly.'

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**Lounge**

12'2" x 14'1"

**Dining room**

12'2" x 12'5"

**Kitchen**

11'8" x 12'8"

**Garden**

14'2" x 67'10"

**Garden room**

9'4" x 5'10"

**Storage**



**Utility**

7'8" x 7'6"

**WC**

**Bedroom**

12'3" x 10'5"

**Storage x2**

**Bedroom**

9'3" x 9'6"

**Bathroom**

7'9" x 8'3"



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