



SMARTS LANE, LOUGHTON
Offers In Excess Of £600,000 Freehold
2 Bed House



Features:

- Victorian Cottage
- Two Double Bedrooms
- Beautifully Renovated
- Utility Room
- 65ft Rear Garden
- Summer House
- 14 Minute Walk to Loughton Station
- Moments to Epping Forest

This beautifully renovated Victorian cottage brings together period charm and thoughtful modern touches. Inside, two double bedrooms provide inviting retreats, while the ground floor includes the welcome addition of a utility room. The living space flows naturally towards a generous 65ft garden, a true highlight, complete with a summer house offering versatility for work or leisure. Just moments from the ancient woodland of Epping Forest, the setting is ideal for those who love both nature and convenience. With Loughton Station only a 14-minute walk away, this home balances character, comfort and excellent connections.

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IF YOU LIVED HERE...

The home's handsome brick façade is paired with a sage-green front door and cream picket fence, offering timeless kerb appeal. A bay window adds charm to the frontage, while steps lead you inside. Opposite, sweeping open green space and woodland provide a picturesque outlook, their tree-lined views shifting beautifully with the seasons. To the rear, rolling treetops and rooftops create a tranquil backdrop, with nature quite literally on your doorstep.

Inside, an enclosed porch opens into two interlinked reception rooms, united by graceful openings and an elegant flow. At the front, a wide bay window draws in natural light, while a period fireplace provides a striking focal point. Built-in cabinetry continues through to the second reception, where there is space for dining and another fireplace, together forming a versatile setting for both everyday living and entertaining.

The kitchen is arranged in a bright galley style, finished with pale cabinetry and natural wood worktops. A skylight and rear glazing flood the space with daylight, while sliding doors connect directly to the garden, drawing the eye outside. The bathroom is arranged along a fresh, light-filled layout, with a full-sized bath, overhead shower, tiled flooring and half-height panelling. Beyond, an external utility room offers additional practicality.

The garden unfolds as a lush haven, with a central lawn, mature planting, and a pond adding serenity. Seasonal colour fills the borders, while trees provide

natural shade and privacy. At its end, the summer house offers an inviting space for unwinding or entertaining against this beautifully green backdrop. Upstairs, two double bedrooms provide restful havens. The first includes fitted storage and a private WC, while the second features soft green built-in wardrobes and views over the greenery outside. Together, they complete a home of character, comfort and charm. Just moments away, you'll find The Victorian Tavern, a characterful local spot perfect for a relaxed drink with friends. A short stroll brings you to the lively High Road, home to an excellent mix of independent shops, cafés and everyday conveniences. When it comes to dining out, there's plenty of choice, with Vivaldi Brasserie offering a warm setting with classic dishes, while Molen's Brasserie combines elegant interiors with a menu to suit all occasions. For those who love the outdoors, the ancient woodland of Epping Forest is right on your doorstep, inviting exploration in every season.

WHAT ELSE?

Loughton is just 14 minutes away, with its Central line station offering direct links into London. Regular bus routes also serve the area, connecting you easily to neighbouring areas. This excellent transport network ensures both city commutes and local journeys are simple and well connected.



A WORD FROM THE OWNER...

"We have loved living in this friendly neighbourhood for the past 14 years but we are now retiring to a different County to be closer to family. Our property is in an idyllic location being directly opposite Epping Forest which has some truly stunning walks and cycle rides. Loughton tube station is a 14 minute walk from our property and a 30 minute journey into Central London - you really do have the best of both worlds! Loughton offers a wide range of shops, supermarkets, restaurants and cafes and community activities. We have established our garden over the years with numerous shrubs and fruit bushes which can be appreciated from our summer house and is an ideal space for entertaining."

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Reception Room
14'3" x 12'2"

Reception Room
12'6" x 12'2"

Kitchen
13'11" x 6'5"

Bathroom
13'5" x 5'1"

Utility Room
7'1" x 4'10"



Bedroom
12'2" x 10'4"

Bedroom
12'2" x 9'7"

WC

Garden
65'7"

Summer House
10'9" x 9'1"



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