



P R I M E R E S I D E N T I A L

P R E S E N T S

Smarts Lane, Loughton



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Nestled off of Smarts Lane is this charming Victorian three bedroom family home. Situated in a unique and peaceful location within walking distance to Epping Forest, Loughton High Street and Central Line Station.

This charming home is set over three floors with the ground floor comprising open plan bright living / dining room with fireplace, modern kitchen with integrated appliances and contemporary family bathroom. On the first floor there are two bedrooms both with fitted wardrobes and on the top floor a large master bedroom with Juliet balcony and stylish fully tiled en-suite shower room.

Externally there is a pretty low maintenance rear garden with artificial grass, a decking area perfect for summer entertaining and a gate providing rear access.

The property is offered in an immaculate condition and an early viewing is highly advised.



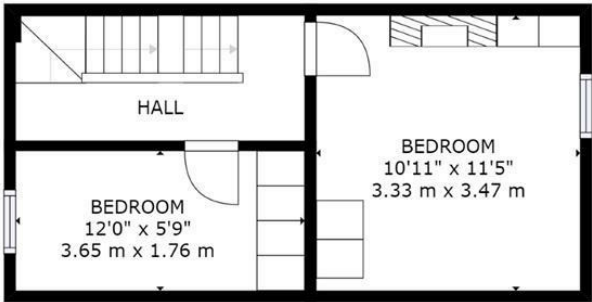
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Sqft 804.00 sq ft	Type House - Mid Terrace	Style Victorian
Bedrooms 3	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band D

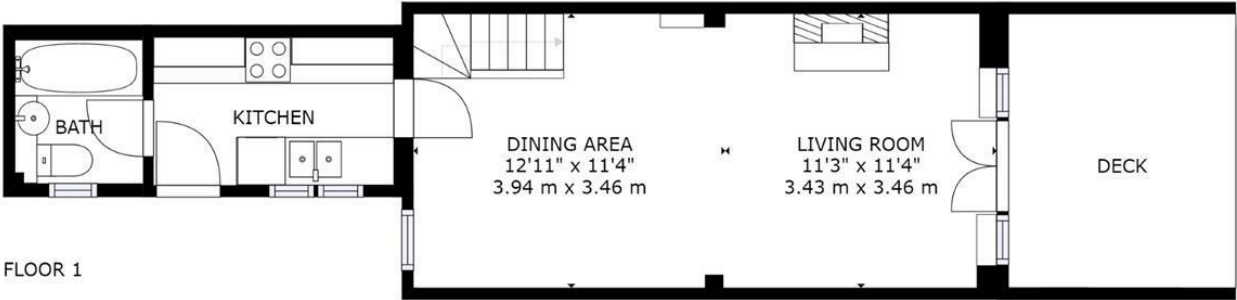
PLANS



FLOOR 2



FLOOR 3

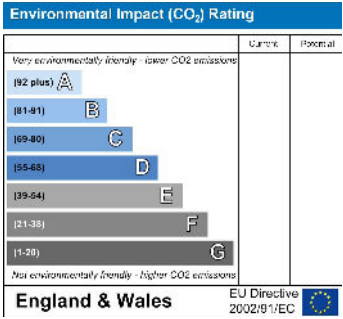
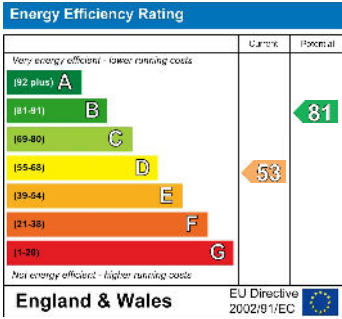
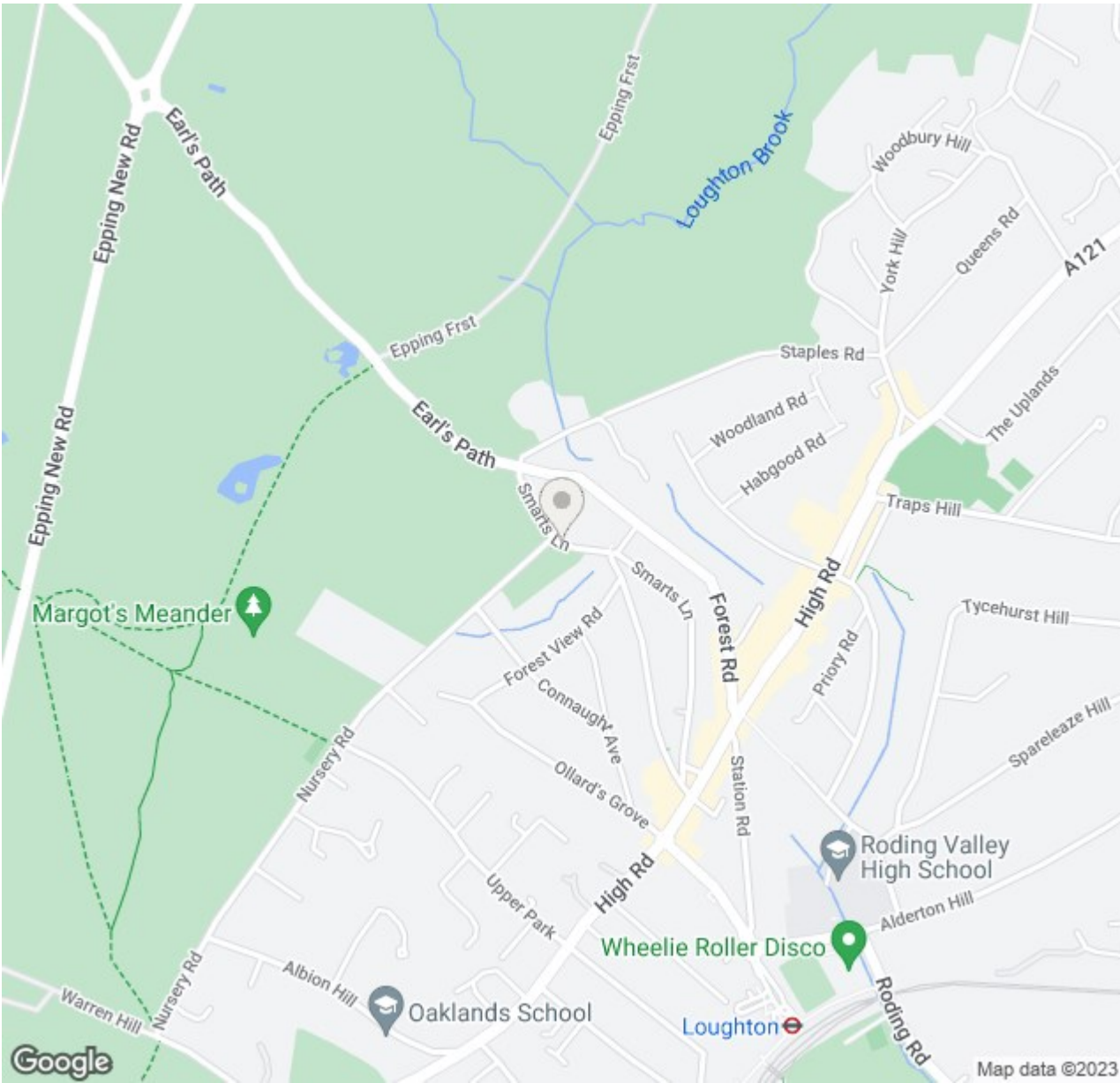


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 375 sq. ft, 35 m², FLOOR 2: 266 sq. ft, 25 m²
FLOOR 3: 163 sq. ft, 15 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 10 sq. ft, 1 m²
TOTAL: 804 sq. ft, 75 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



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