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P R E S E N T S

Smarts Lane, Loughton





elliott E | J James

PRIME RESIDENTIAL



## Smarts Lane, Loughton



Elliott James are delighted to bring exclusively to the market this newly renovated two bedroom character cottage located in the heart of Loughton. The property has recently undergone a complete renovation by its current owners whilst retaining many of its original charming features. Smarts Lane is one of Loughton's premier roads which is also in the catchment area for many well regarded schools. Offered with NO ONWARD CHAIN.

The ground floor accommodation comprises: Formal reception room with original fire place, dining room, modern fitted kitchen by SCHMIDT benefiting from a variety of integrated appliances whilst providing access out onto the rear garden and a modern shower room. On the first floor you will find two well-proportioned bedrooms both also retaining the original fireplaces and a further en-suite bathroom accessible off of the principle bedroom.

There is loft access from the bedroom with pull down ladder to a boarded storage space measuring 3.5M x 3.25M. To the front of the property is a driveway providing off-street parking and to the rear of the property is a low maintenance garden benefiting from an additional access point from Beech Terrace.

An early viewing is highly recommended and strictly by appointment only.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

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Sqft 778.00 sq ft	Type Cottage - Terraced	Style Victorian
Bedrooms 2	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band D



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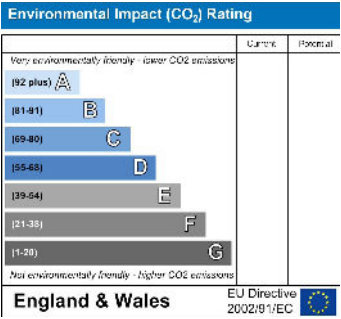
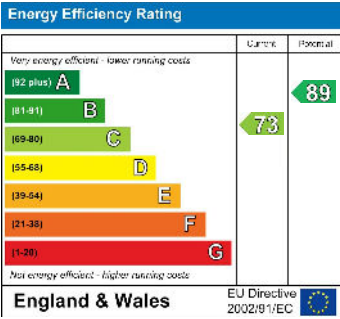
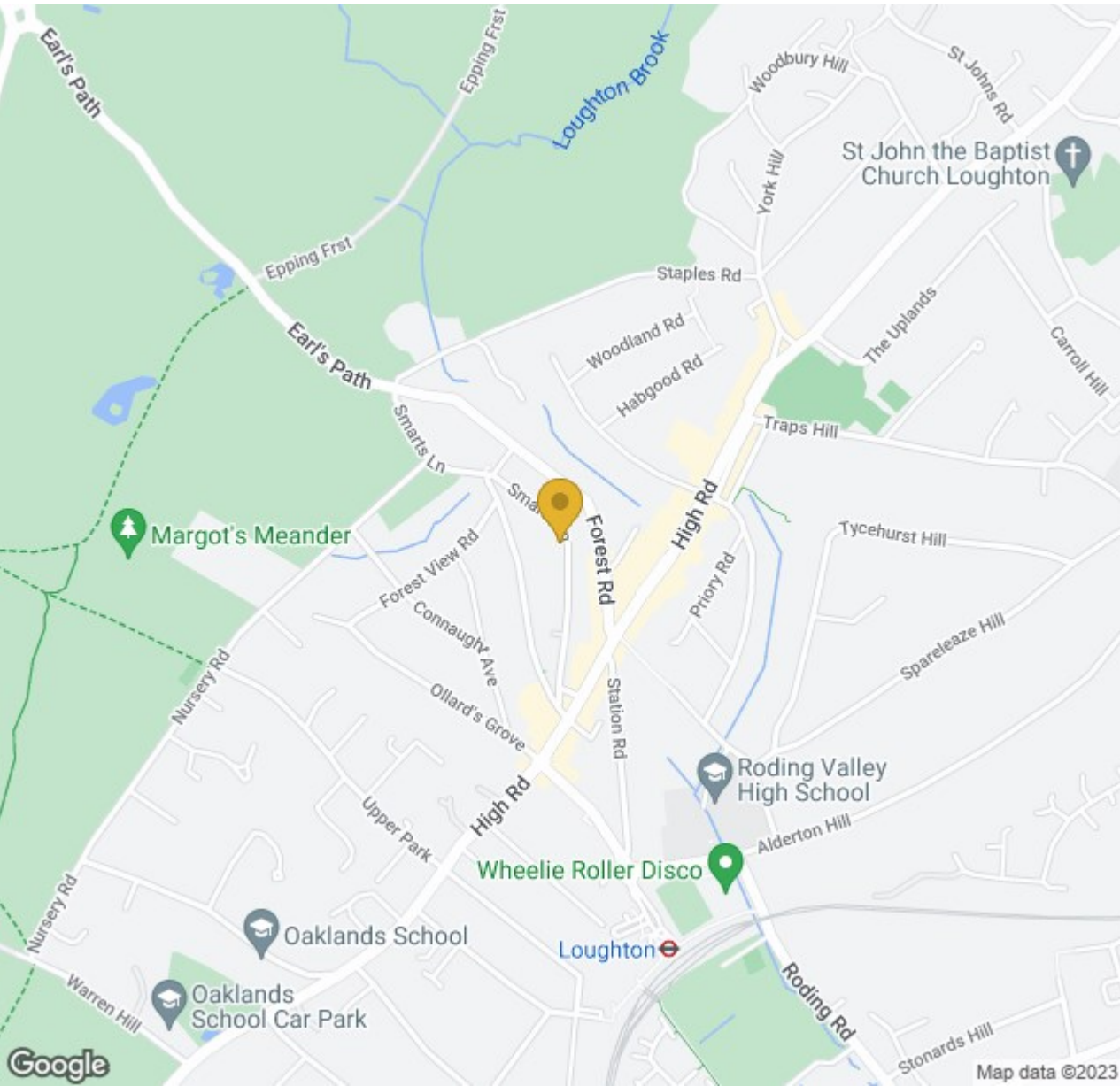


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# MAP & EPC



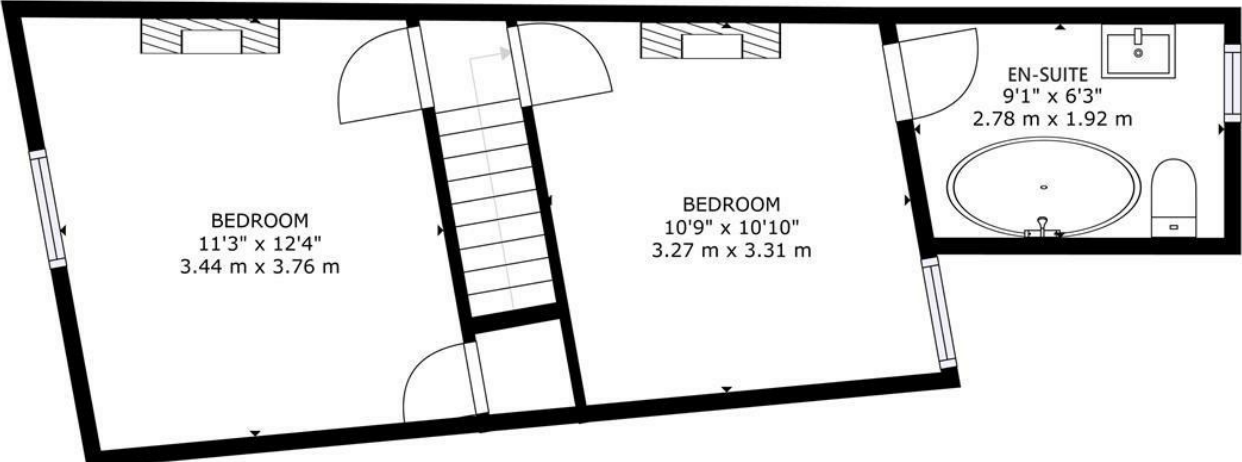


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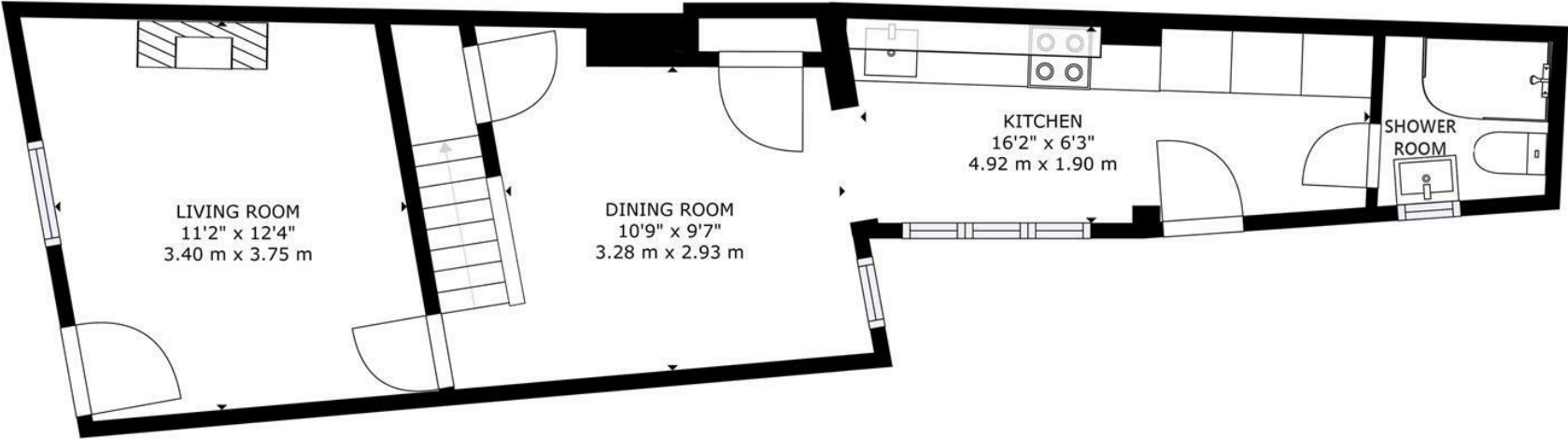
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# PLANS



FLOOR 2



FLOOR 1

## GROSS INTERNAL AREA

FLOOR 1: 427 sq. ft, 40 m<sup>2</sup>, FLOOR 2: 352 sq. ft, 33 m<sup>2</sup>

TOTAL: 778 sq. ft, 72 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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