



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





SMARTS LANE

197

Robbott E | J James

PRIME RESIDENTIAL



# Smarts Lane, Loughton



Nestled in the charming area of Smarts Lane, Loughton, this delightful end of terrace house built in 1871, offers a perfect blend of period features and modern living. With two spacious double bedrooms, two bathrooms and garden this home is ideal for families or professionals seeking comfort and convenience. Off-street parking is also available, along with street permit parking for up to two cars, adding to the practicality of this lovely residence.

Upon entering, you are welcomed into a bright generous through lounge with fireplace, wood flooring and decorative ceiling cornice's with LED downlighting providing a warm and inviting atmosphere. To the rear of the property the modern fitted kitchen is well-equipped with fitted appliances and convenient ground floor utility/shower room.

Access to the first floor is via the beautiful bespoke contemporary wood and glass staircase. Upstairs you will find two double bedrooms with built in storage and the generous fully tiled family bathroom.

One of the standout features of this home is the approximately 50ft rear garden, which includes a raised seating area, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Location is key, and this property does not disappoint. It is ideally situated for easy access to the Central Line, local shops and schools.

With no onward chain, this home is ready for you to move in and make it your own. This period end terrace home is a rare find and is sure to attract interest. Early viewings are highly recommended and strictly by appointment only.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



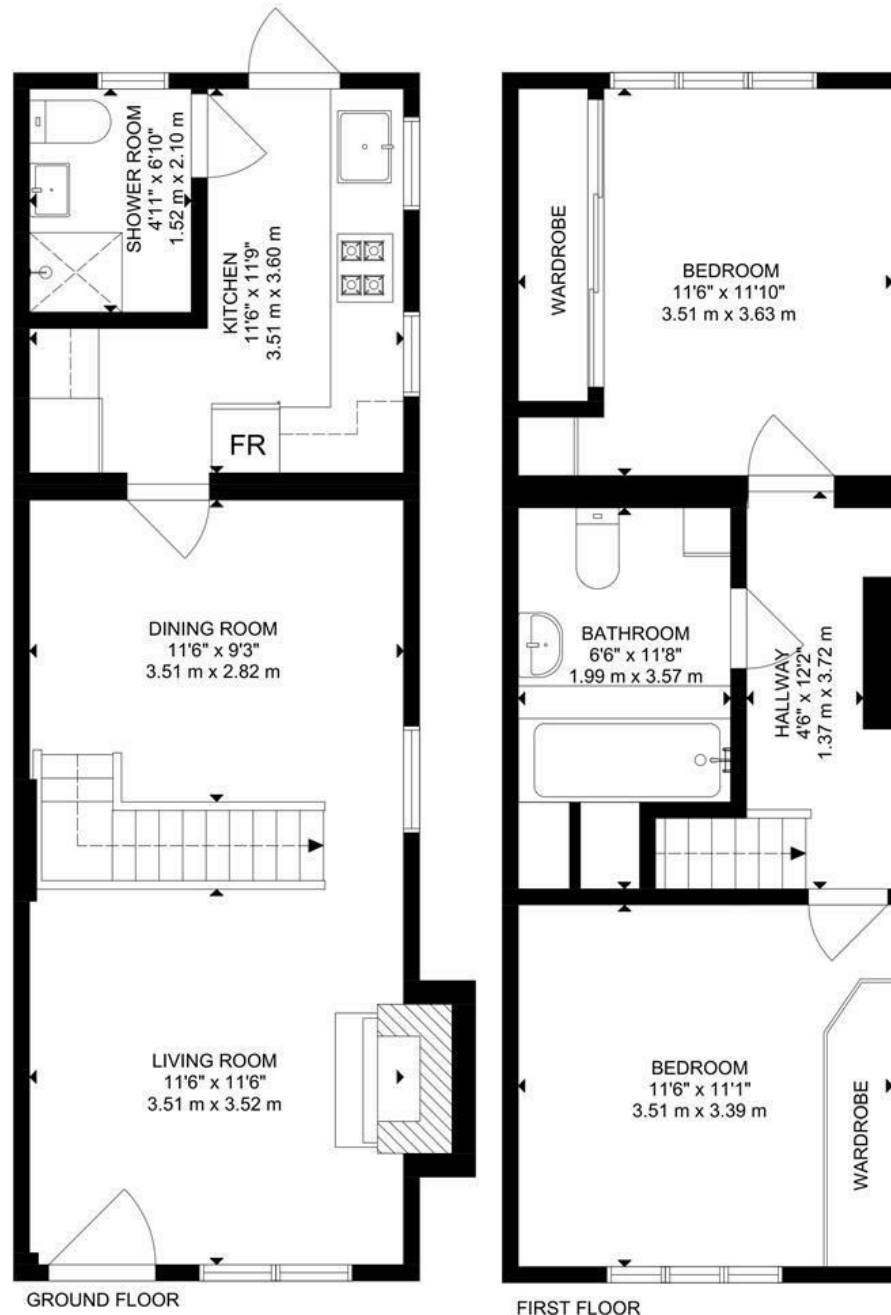
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|                      |                                  |                    |
|----------------------|----------------------------------|--------------------|
| Sqft<br>818.00 sq ft | Type<br>House - End Terrace      | Style<br>Victorian |
| Bedrooms<br>2        | Receptions<br>1                  | Bathrooms<br>2     |
| Tenure<br>Freehold   | Local Authority<br>Epping Forest | Tax Band<br>E      |

# PLANS



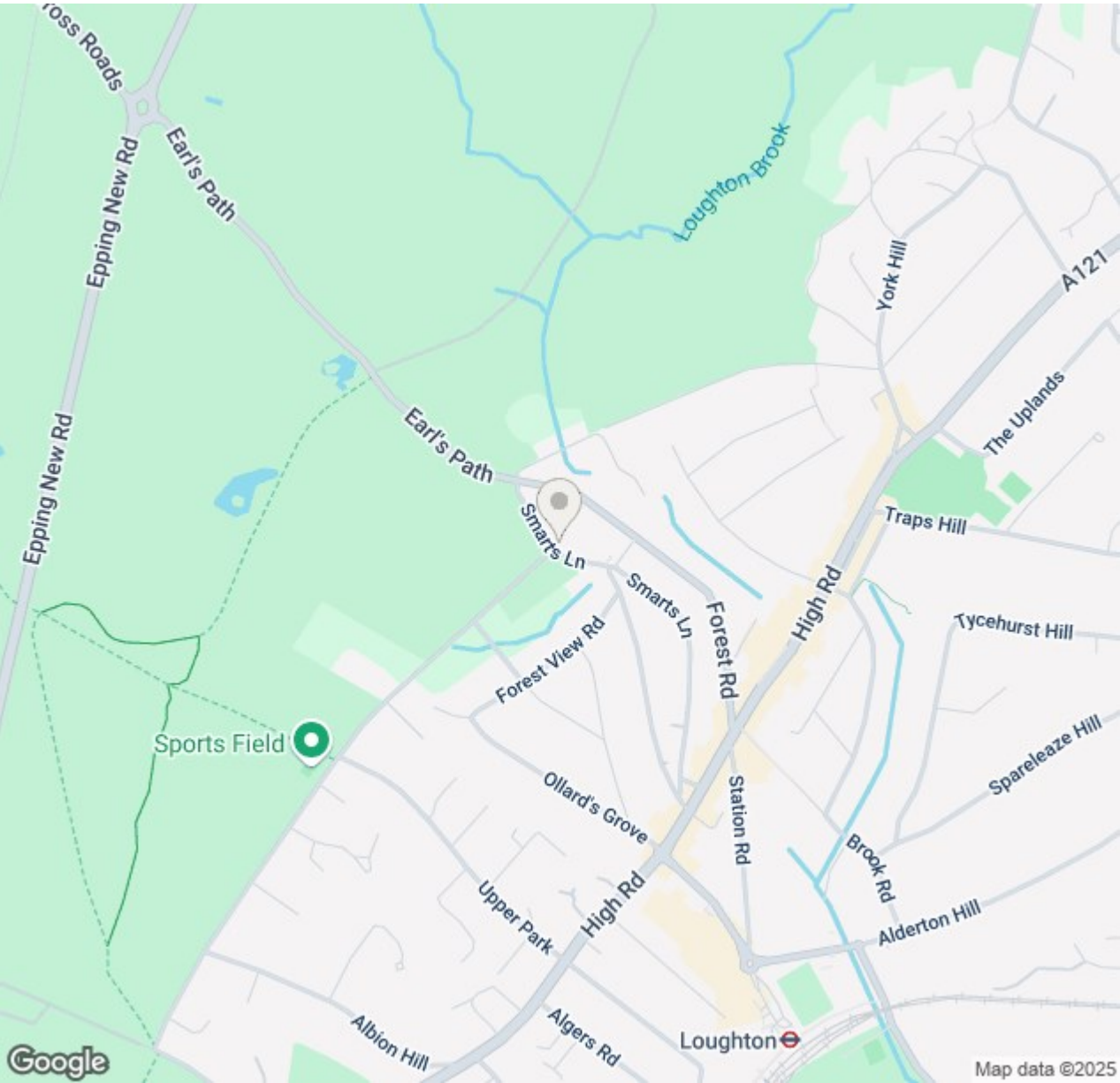
GROSS INTERNAL AREA  
GROUND FLOOR: 409 SQ FT, 38 m<sup>2</sup> FIRST FLOOR: 409 SQ FT, 38 m<sup>2</sup>  
TOTAL: 818 SQ FT, 76 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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