

Daniel
Frank





189 Smarts Lane Loughton, IG10 4BW

Nestled in an idyllic location directly opposite Epping Forest, this beautifully presented two-bedroom cottage offers a charming retreat.

Upon entering, you're welcomed by a cosy living room featuring a gorgeous bay window, exposed brickwork, and a characterful log burner. The open-plan kitchen/diner, with its split-level flooring and further exposed brickwork, provides a modern yet inviting space. The kitchen boasts contemporary units, quartz worktops, and stunning views of Epping Forest.

Descending the steps, you'll find a utility room and WC.

Upstairs, there are two double bedrooms, with the master bedroom offering views of the green and Epping Forest. A modern family bathroom, complete with underfloor heating, completes this floor.

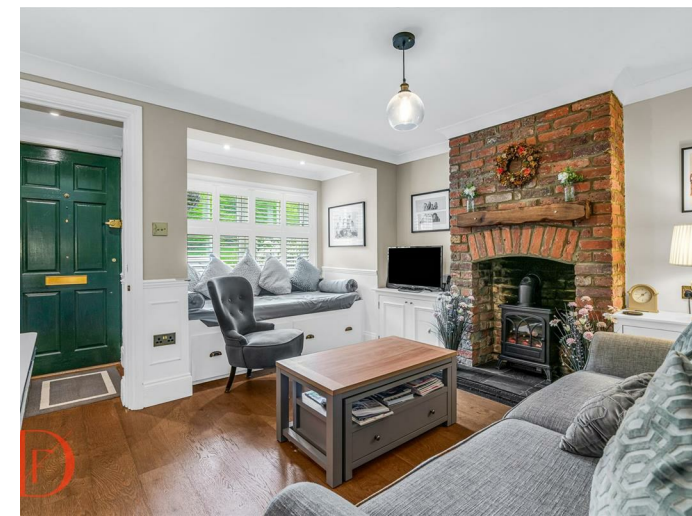
The boarded loft, equipped with electricity, offers additional storage space.

Outside, the landscaped garden features two outbuildings. One serves as an office/music room, benefiting from underfloor heating and WiFi, while the other serves as a summer house or storage space. A tiled area with outdoor furniture provides a perfect spot for enjoying sunny days.

At the front of the property, a small paved area overlooks the green.

Smarts Lane benefits from residents' permit parking.

Tenure Freehold
Council Epping Forest





Your Next Chapter

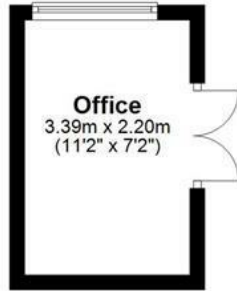


Your Next Chapter



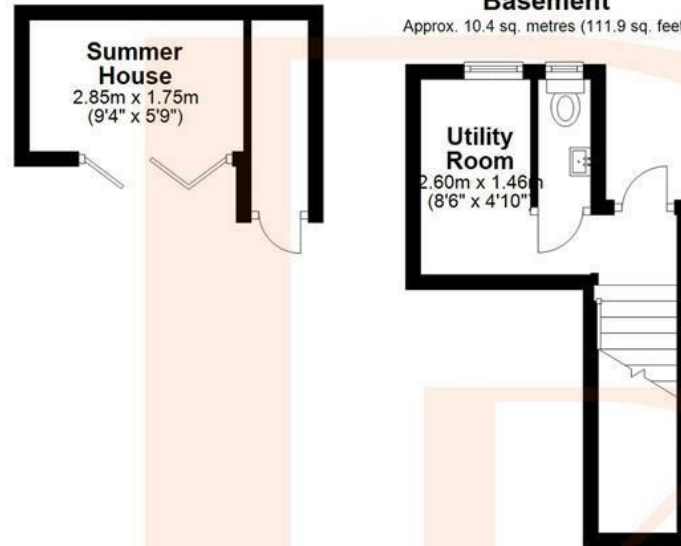
Outbuildings

Approx. 14.5 sq. metres (156.1 sq. feet)



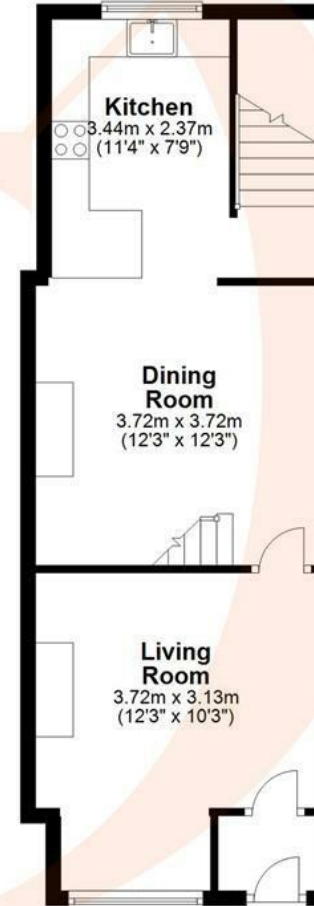
Basement

Approx. 10.4 sq. metres (111.9 sq. feet)



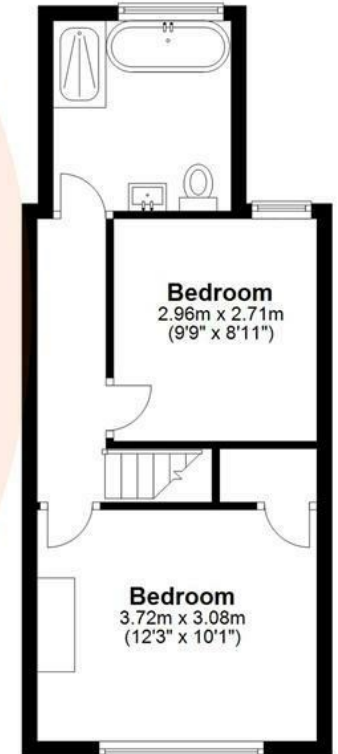
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

