

SMARTS LANE,
LOUGHTON

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Charming Victorian cottage | Accommodation over three floors | Three well appointed bedrooms | Two reception rooms | Modern fitted kitchen | Stylish bathroom with freestanding bath | South-west facing rear garden | State & independent schools close by | Excellent location for the High Road and Central Line | EPC rating tbc / Council Tax band D

Guide Price
£585,000

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A charming and much loved Victorian terraced house situated right in the heart of Loughton. The property features a wonderful mix of period and contemporary features with off street parking and a delightful south-west facing garden.

Location

The ever popular Smarts Lane is situated right in the heart of Loughton, ideally positioned between the High Road and Epping Forest. Loughton High Road, with its mix of independent and chain shops, cafes and restaurants, being so close by means it would be difficult to find somewhere more convenient. With Loughton Leisure Centre, Cricket Club and Epping Forest a short walk away, you will never be short of leisure activities and for commuters, the Central Line Station, M11, M25 and links into London are all easily accessed. There is an excellent choice of both State and Independent Schools close by, so the area is always a popular one for families.

Interior

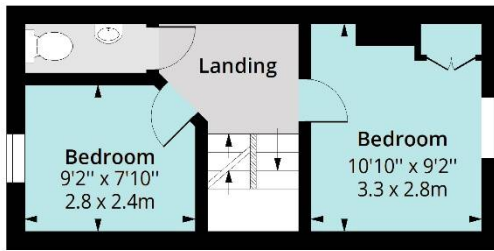
This charming property oozes character from when you first step in the front door when you are taken into a cosy lounge with a log burner, sash window and wooden flooring. The second reception room is presently used as a dining room and offers a similar character flavour with French doors opening to the rear garden, wooden flooring, built in storage and stairs leading to the upper floors. To the rear of the dining room is a modern Shaker style fitted kitchen with space for appliances and beyond this is a luxury bathroom with a freestanding bath and white heritage suite and contrasting tiling. On the first floor are two well appointed bedroom along with a handy w/c and study area on the landing. Then on the top floor, converted from the loft is a further bedroom, perfect for a teenager or as a work space when working from home, taking in the view over the rooftops towards the forest.

Exterior

The front garden offers hardstanding with parking for one car, and further parking is available by way of a resident's permit. The rear garden is a real sun-trap, having a south-westerly aspect, perfect for a relaxing summer's evening. The garden has mature planting around patio areas with plenty of shrub screening and to the rear is a very handy gate giving access behind the rear of the neighbouring property.

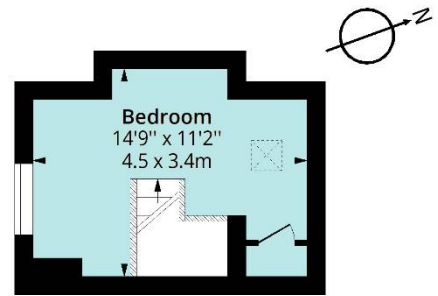
Smarts Lane, IG10

Approx. Gross Internal Area 798 Sq Ft - 74.13 Sq M



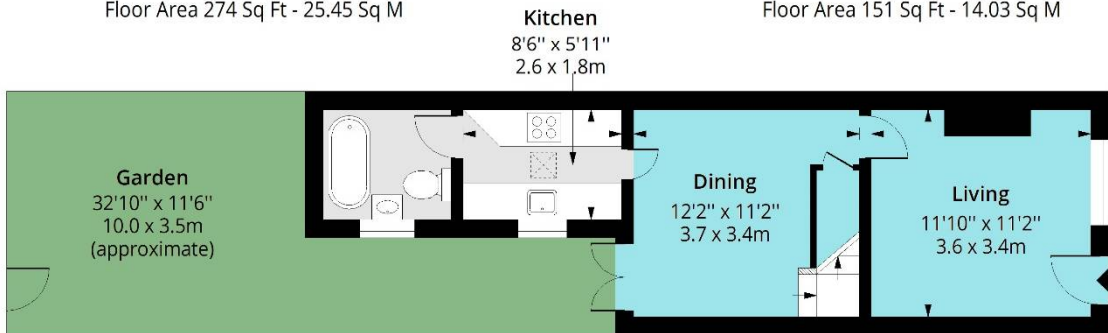
First Floor

Floor Area 274 Sq Ft - 25.45 Sq M



Second Floor

Floor Area 151 Sq Ft - 14.03 Sq M



Ground Floor

Floor Area 373 Sq Ft - 34.65 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 7/10/2025

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 7th October, 2025

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