



Smarts Lane
Loughton | Essex | IG10 4BP

SELLER INSIGHT

“By far the greatest aspect of Smarts Lane, Loughton is its absolutely terrific location.

This is our third house in Smarts Lane over the last 30 years, right on the edge of Epping Forest. It is a short walk to Loughton Central Line station, which takes you into Liverpool Street Station in approximately 28 minutes, and a short walk to the many boutiques, bars and restaurants on Loughton High Road, including a M&S Foodhall, Gails Bakery, The Ginger Pig and several good local pubs.

Smarts Lane is one the very best, friendliest, relaxed and quiet one-way lanes to live in locally.

There are very good quality primary and secondary schools within walking distance and very good independent schools nearby.

The house is also a short walk to Loughton Leisure Centre, with a gym, swimming pool and Loughton cricket club. There is also easy access to the M25 and M11. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Smarts Lane

Being offered chain free with off street parking for three cars on the front driveway this five-bedroom executive house was bought by the current owners from the original builders before completion in 2002.

On the ground floor the house offers a lounge/diner and a study. The lounge/diner to the rear has two sets of patio doors leading out to the rear garden, with a lovely grassed area and a decked area. There is also a gated side entrance. Additionally there is a modern, fully fitted kitchen with a breakfast bar and a ground floor cloakroom.

On the first floor there is a large landing area leading to four well-proportioned bedrooms and a bathroom. On the second-floor bedroom one has an en-suite shower room, a walk in wardrobe, eaves storage and four large windows with a Juliet balcony overlooking the forest canopy.

The house also benefits from being right on the very edge of Epping Forest, with 6000 acres of beautiful and peaceful forest land looked after by the City of London Corporation in perpetuity, which can never be built upon, therefore maintaining its exclusiveness.





Travel Information

Loughton Underground Station	0.5 miles
Liverpool Street Station	12.2 miles
Stansted Airport	26.3 miles

Leisure Clubs & Facilities

Loughton Golf Club	02085022923
Epping Golf Course	01992572289
Loughton Cricket Club	02085082489
Loughton Bowls Club	02085083546
Loughton Leisure Centre	02032255460

Healthcare

Forest Practice	02085084580
The Loughton Surgery	02084181340
Holly House Hospital	02085053311

Education

Primary Schools
Staples Road Infant
Staples Road Junior
High Beech Primary
St John Fisher Catholic Primary

Secondary Schools

Debden Park High School
Davenant Foundation School
Roding Valley High
Oaklands School (Independent)
Bancroft's School
Woodford County High Schools For Girls

02085081241
02085081241
02085086048
02085086315

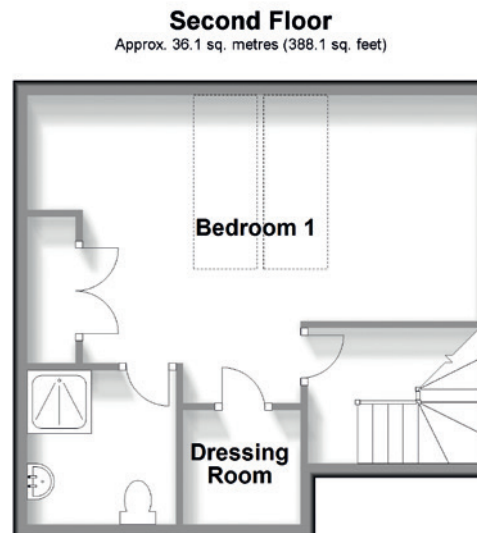
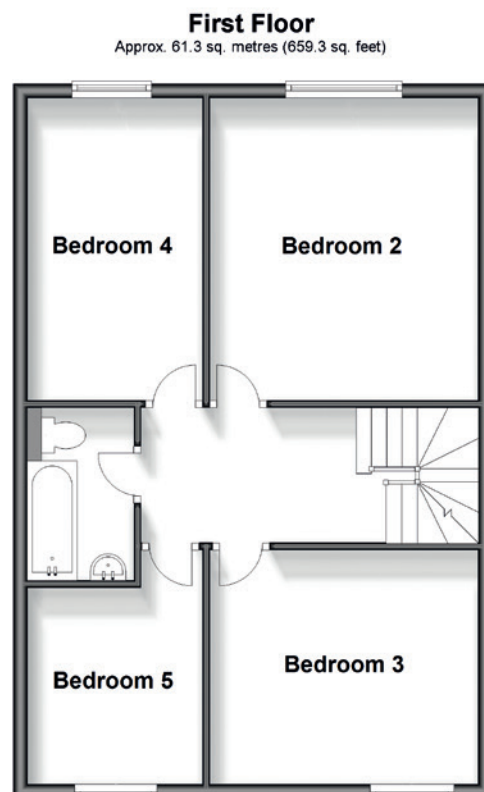
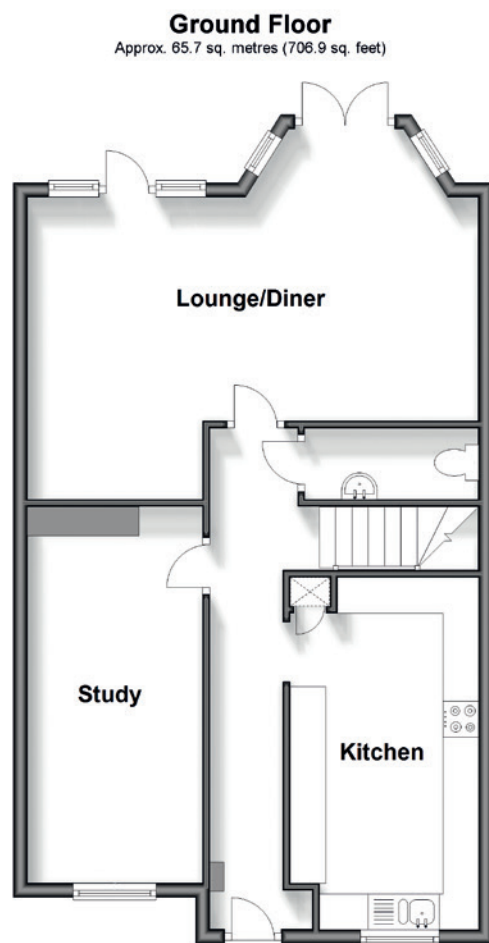
02085082979
02085080404
02085081173
02085083517
02085054821
02085040611

Entertainment

Pubs and Restaurants	
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
Sheesh	02085591155

Local Attractions / Landmarks

Epping Forest
Bletchley Park
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm



Ground Floor

Entrance Hall	
Cloakroom	
Kitchen	14'8 x 8'8
Study	16'8 x 8'0
Lounge/Diner	21'0 x 14'0

First Floor

Landing	
Bedroom 2	14'0 x 12'8
Bedroom 3	12'8 x 10'0
Bedroom 4	14'0 x 8'3
Bedroom 5	8'3 x 8'3
Bathroom	

Second Floor

Landing	
Bedroom 1	21'0 x 14'3
En-Suite Shower Room	

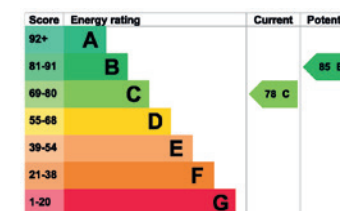
Outside

Off Street Parking
Rear Garden

Guide price £1,150,000

Council Tax Band: F

Tenure: Freehold





Fine & Country Loughton
234 High Road, Loughton, Essex IG10 1RB
020 8418 0018 | loughton@fineandcountry.com

