



Price
£675,000

Freehold

2x  2x  1x 

**Smarts Lane, Loughton,
Essex, IG10**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Within walking distance to Loughton Station
- Loft room with en-suite bathroom
- Off street parking
- Short walk to Staples Road Primary School
- Close to Epping Forest and the High Road

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge/Diner: 17'4 x 15'0 (5.29m x 4.58m)
 Kitchen: 9'0 x 7'10 (2.75m x 2.39m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 13'6 x 11'11 (4.12m x 3.63m)
 Bedroom 2: 12'6 x 8'3 (3.81m x 2.52m)
 Shower Room

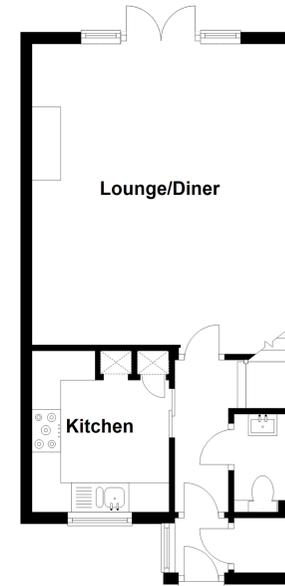
SECOND FLOOR

Loft Room : 18'1 x 11'7 (5.52m x 3.53m)
 En-Suite Bathroom

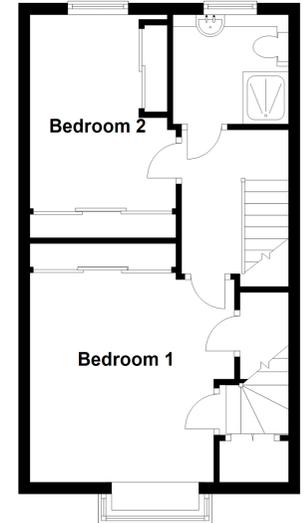
OUTSIDE

Rear Garden
 Outbuilding: 8'3 x 8'0 (2.52m x 2.44m)
 Off Road Parking

Ground Floor
 Approx. 36.2 sq. metres (390.1 sq. feet)



First Floor
 Approx. 36.6 sq. metres (394.0 sq. feet)



Second Floor
 Approx. 26.4 sq. metres (284.7 sq. feet)



Call Loughton - 020 8502 1326 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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