



Smarts Lane, Loughton

£520,000 Freehold

- Two-bedroom terraced cottage
- Sitting room/dining room
- Bespoke Fitted Wardrobes
- Convenient Location
- First Floor shower room
- Shaker Style kitchen
- Delightful South Westerly Garden
- No onward chain

Petty Son & Prestwich are privileged to offer this delightful two bedroom cottage with off road parking, ideally located within the vicinity of the stunning Epping Forest and Loughton High Road with its eclectic mix of restaurants, bars and Supermarkets including Marks & Spencer. Loughton Central Line Station is just 0.3 miles away.

On approach, the cobbled front driveway, sash shuttered windows and immaculate exterior all give a nod to the character of property's past and on stepping inside, one can fully appreciate the standard of accommodation on offer, all presented in a neutral colour pallet.

The sitting/dining room features an attractive stone fireplace with gas fire, giving the room a cosy feel on colder evenings whilst the storage cupboards are enhanced by bespoke cabinetry.

Moving into the kitchen, which enjoys pretty garden views and lots of sunshine, the Shaker style cabinets are complemented by contracting work surfaces and integrated appliances.

On the first floor you will find two double bedrooms, both with shuttered windows and bespoke fitted wardrobes. A fully tiled shower room fitted with white suite and natural light from the skylight completes the accommodation.

A South Westerly garden commences with a stone patio area, perfect for al-fresco dining in the summer months with plenty of space for a table and chairs. Railway sleeper retaining walls lead to the lawn, bordered by mature shrubs and trees, whilst a storage unit and garden shed provide a useful space for garden equipment.

The cottage is offered with no onward chain.

EPC Rating: C76
Council Tax Band: D

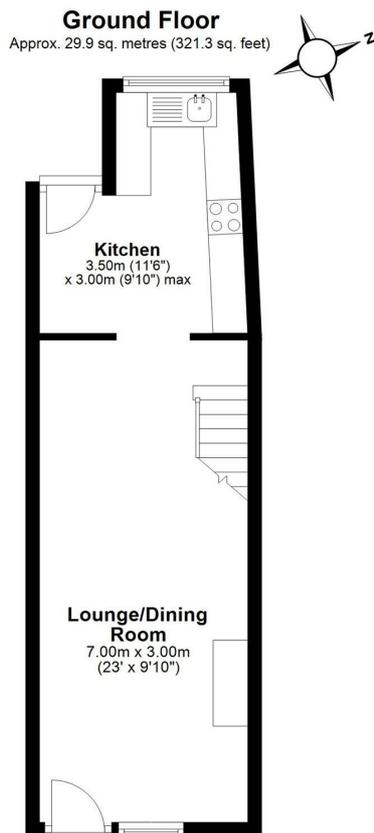
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
22'12" x 9'10"

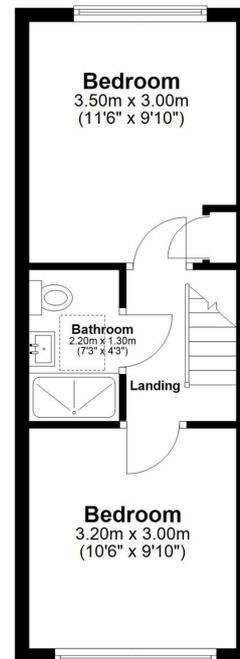
Kitchen
11'6" x 9'10"

Bedroom
11'6" x 9'10"

Bedroom
10'6" x 9'10"



First Floor
Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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