



139 Smarts Lane, Loughton, Essex, IG10 4BP

Guide price £475,000

Located on the charming Smarts Lane in Loughton, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, making it an inviting space for relaxation or entertaining guests. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

The property features a well-appointed bathroom, designed to cater to your daily needs with ease. The kitchen, while not specified, is typically a focal point in Victorian homes, often offering a quaint yet functional space for culinary pursuits.

A rare find in such a desirable location. This convenience adds to the overall appeal, making it easier for you to come and go as you please.

Loughton is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to public transport links that make commuting a breeze.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

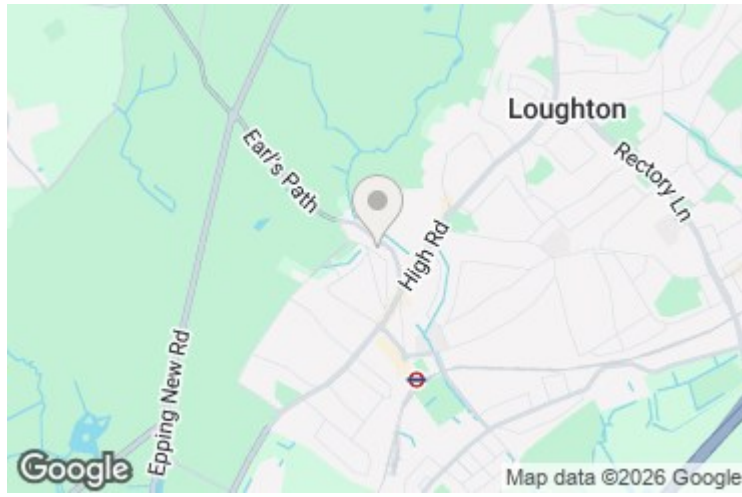
London Office
33 Cavendish Square
London
W1G 0PW

Head Office
119 High Road
Loughton
IG10 4LT

Contact Details
OFFICE 020 8559 7474
ADMIN 020 8559 2000
FAX 020 8281 7778
www.edwardtaub.co.uk

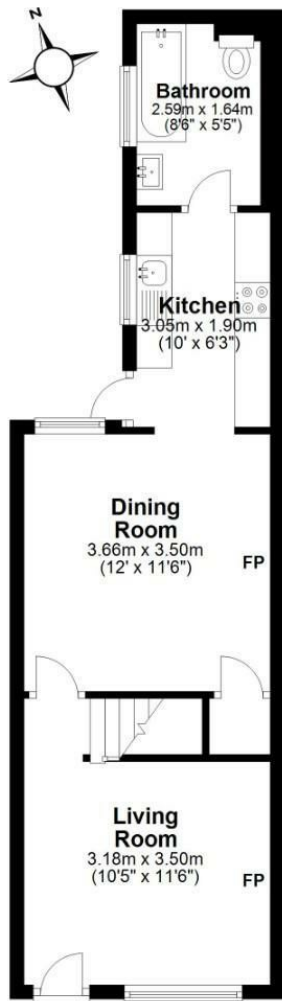


139 Smarts Lane, Loughton, Essex IG10 4BP



Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)

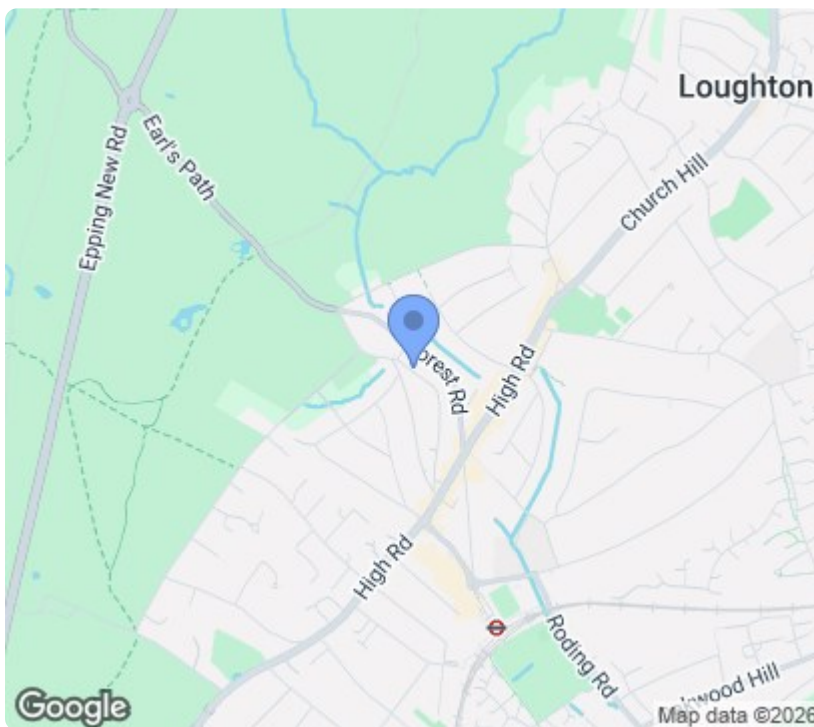


First Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
			60

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

London Office
33 Cavendish Square
London
W1G 0PW

Head Office
119 High Road
Loughton
IG10 4LT

Contact Details
OFFICE 020 8559 7474
ADMIN 020 8559 2000
FAX 020 8281 7778
www.edwardtaub.co.uk

