

Smarts Lane, Loughton IG10 4BX

£750,000

PLEASE CHECK OUT OUR 3D TOUR OF THIS LOVELY HOME !

PRICE £750,000

Birchills Estate Agents are proud to present the sales market this three double bedroom house, within walking distance to Loughton Tube Station.

The ground floor of this lovely home boasts a large through lounge, a WC and a beautiful bespoke kitchen.

The first floor offers 2 double bedrooms and a modern family bathroom.

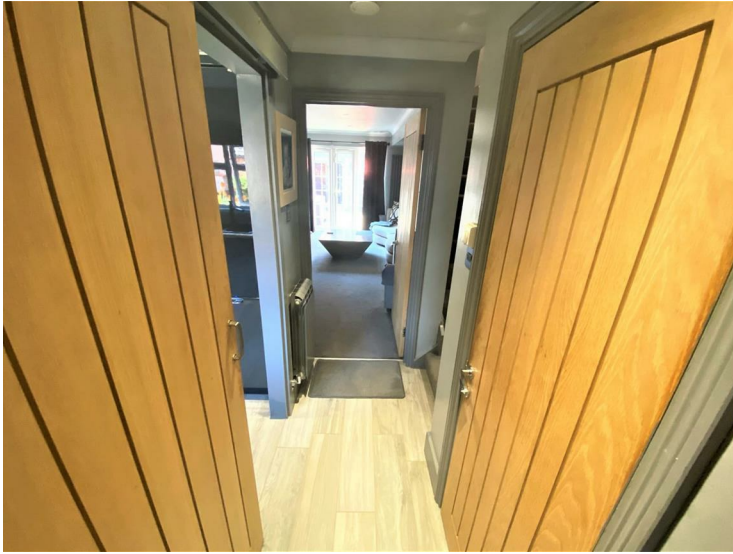
The 2nd floor (loft) offers the 3rd bedroom benefiting with en-suite with plenty of natural light.

To the rear of this spacious home there is a private paved garden which boasts a summerhouse out building.

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ENTRANCE

8'6" x 2'11" (2.6 x 0.9)



SUMMER HOUSE

6'9" x 5'6" (2.06 x 1.7)



RECEPTION

17'3" x 14'11" (5.28 x 4.57)



KITCHEN

8'11" x 7'10" (2.74 x 2.39)



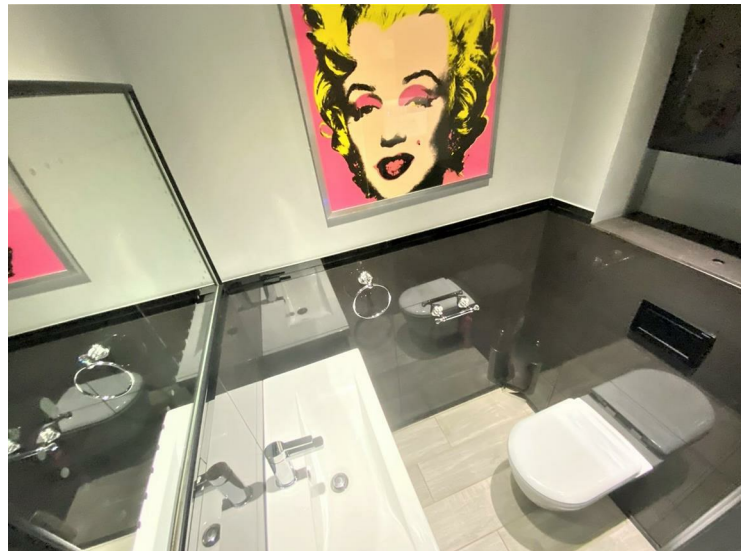
GARDEN

24'0" x 15'5" (7.32 x 4.7)



WC - GROUND FLOOR

5'2" x 3'7" (1.6 x 1.1)



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MAIN BEDROOM 1 - LOFT
18'0" x 11'6" (5.51 x 3.53)



BEDROOM 3
12'5" x 8'2" (3.81 x 2.51)



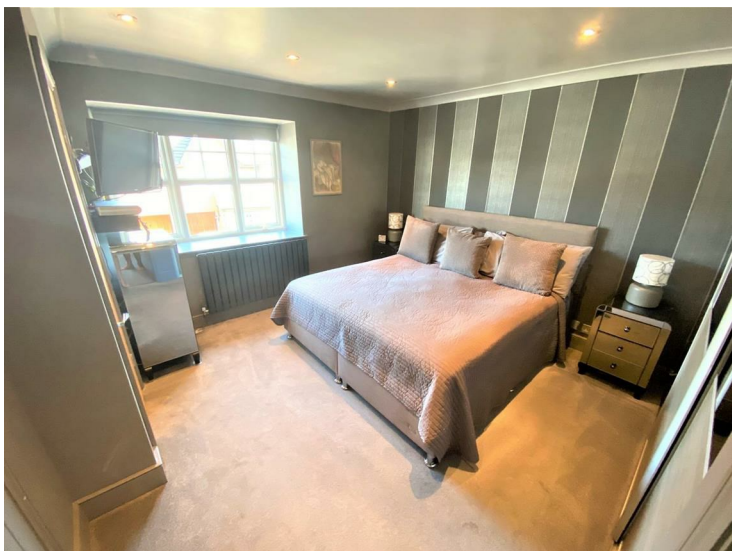
BATHROOM - 1ST FLOOR
7'10" x 5'10" (2.4 x 1.8)



BATHROOM - LOFT
8'10" x 6'2" (2.7 x 1.9)



BEDROOM 2
13'5" x 11'10" (4.11 x 3.63)

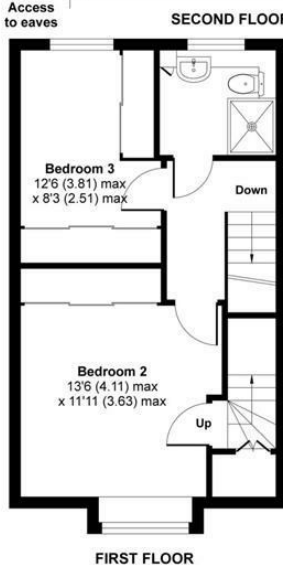
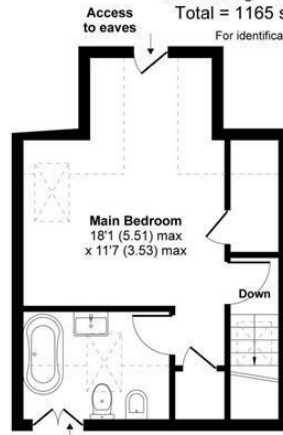
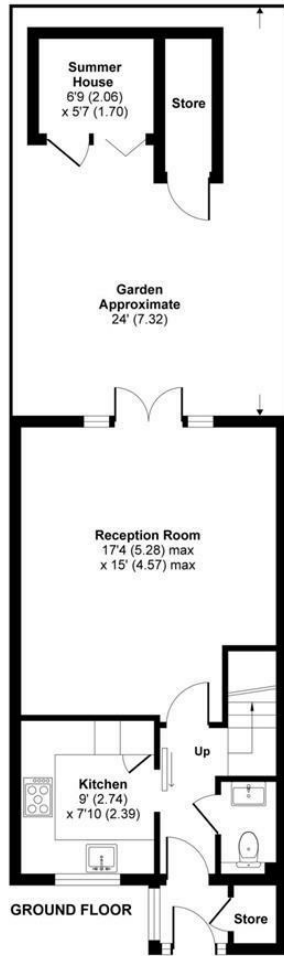


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Approximate Area = 1035 sq ft / 96 sq m
 Limited Use Area(s) = 70 sq ft / 7 sq m
 Outbuilding = 60 sq ft / 5 sq m
 Total = 1165 sq ft / 108 sq m
 For identification only - Not to scale



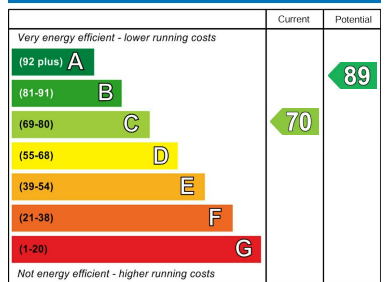
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Lawlors. REF: 748285

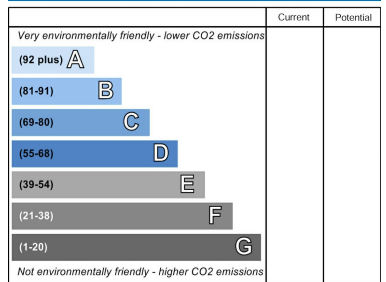


Energy Efficiency Rating



EU Directive 2002/91/EC

England & Wales Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

