



Sewardstone Road, Chingford, E4 7PA

PER MONTH
£2,400 Per
Month

 **Coultons**

PROPERTY SUMMARY

Offering for rent this mid terraced house which benefits from three well proportioned bedrooms, a first floor family bathroom, an en-suite shower room, ground floor guest WC, a spacious living room, a modern fitted kitchen, double glazing, gas central heating, a low maintenance rear garden and off street parking.

The property is within easy reach of local amenities and is a short walk the bustling shopping area of Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3). The vast green spaces of Epping Forest are only a short distance from the property for when you fancy a nice peaceful and tranquil walk.

The property is being offer unfurnished basis and in our opinion will make an excellent family home. Viewing is highly recommended.

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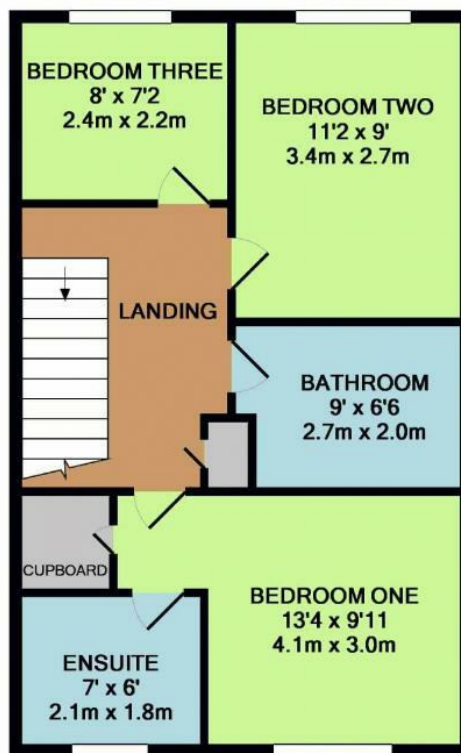
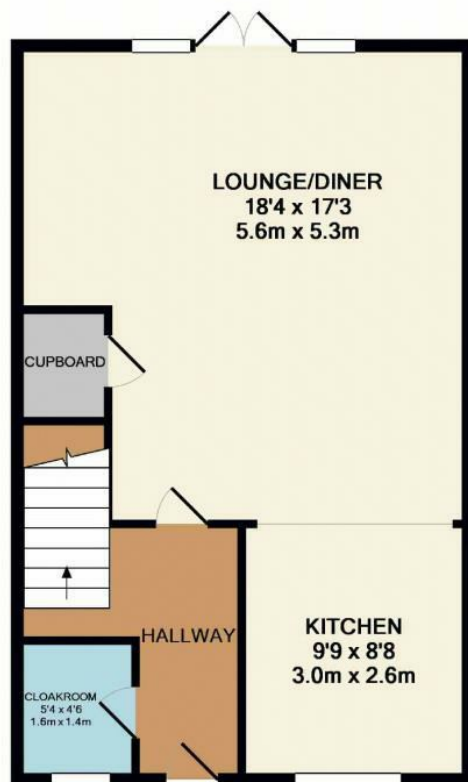
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TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCAL AUTHORITY

Waltham Forest

TENURE

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk