



Sewardstone Road, Chingford, E4 7QA

£625,000  Coultons



## PROPERTY SUMMARY

Offering for sale this well maintained 1930's semi-detached house located on Sewardstone Road. The property benefits from three bedrooms, a spacious living room, an open plan modern fitted kitchen with integrated appliances and dining/family area, a four piece first floor family bathroom, double glazing and gas central heating. Externally the rear garden is approximately 75ft in length which widens to the rear and is mainly laid to lawn with a paved patio area and shrub borders. There is also a garage accessed via a shared driveway and off street parking to the front aspect for two cars.

Sewardstone Road is located within easy reach of the vast green spaces of Epping Forest and is in the catchment area of the OFSTED outstanding Yardley Primary School. The desirable shopping area of Station Road in North Chingford with all its bars, restaurants, coffee shops and retailers such as Amazon, Tesco, & Co-op along with Chingford Overground Station with direct access into Liverpool Street & Walthamstow Central where you can change over to the Victoria Line on the Underground, is easily accessible either by a leisurely walk or a short drive.

In our opinion this property would make an excellent family home and is being offer on a chain free basis. Viewing is highly recommended.

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1



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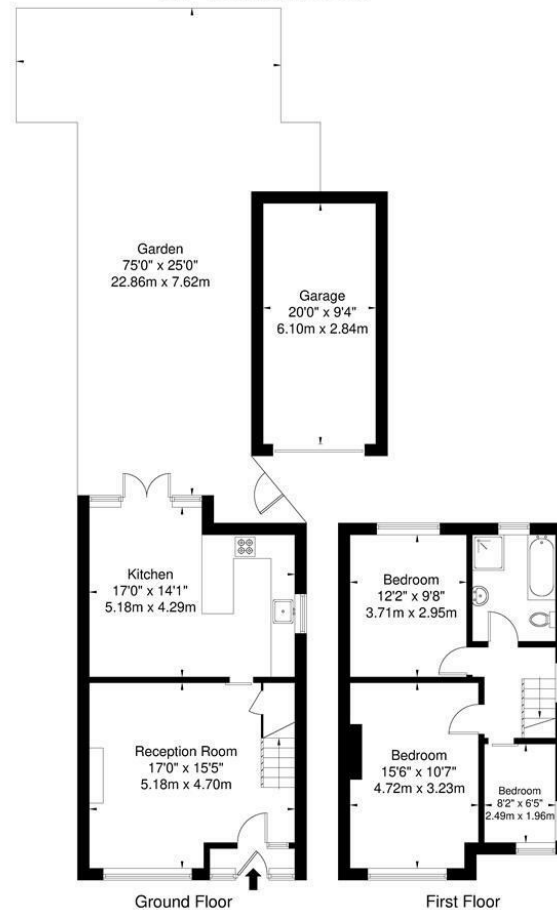


## Sewardstone Road, London, E4 7QA

Approximate Gross Internal Area = 88.4 sq m / 951 sq ft

Garage = 17.4 sq m / 187 sq ft

Total = 105.8 sq m / 1138 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## LOCAL AUTHORITY

Waltham Forest

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

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



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