



Sewardstone Road, Chingford, E4 7PY

GUIDE PRICE
£625,000

 **Coultons**

PROPERTY SUMMARY

****Guide Price £625,000 to £650,000****

Presenting for sale this well-maintained 1930s semi-detached residence situated on Sewardstone Road. The property offers generous and versatile accommodation, including three well-proportioned bedrooms on the first floor, a spacious loft room, a bright and airy living room, a modern fitted kitchen, a conservatory, and a contemporary first-floor family bathroom. Additional features include double glazing and gas central heating throughout.

Externally, the home boasts a sizeable 65ft rear garden complete with a summer house, ideal for outdoor entertaining or home working, as well as off-street parking to the front.

Sewardstone Road enjoys close proximity to the expansive green spaces of Epping Forest and falls within the catchment area for the OFSTED Outstanding Yardley Primary School. The vibrant amenities of Station Road, North Chingford, offering a variety of cafés, restaurants, bars, and retailers including Tesco, and Co-op and are easily accessible by foot or a short drive. Chingford Overground Station provides direct links to Liverpool Street and Walthamstow Central, with onward connections to the Victoria Line.

In our opinion, this property represents an excellent family home and is offered to the market chain free. Early viewing is highly recommended.

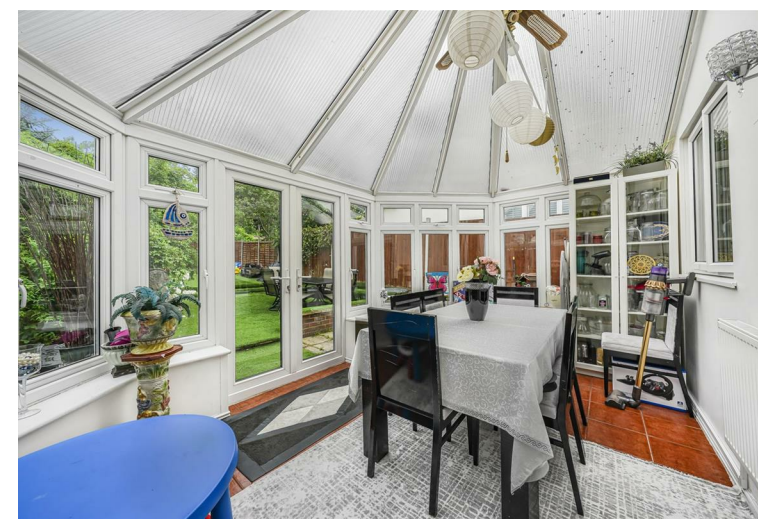
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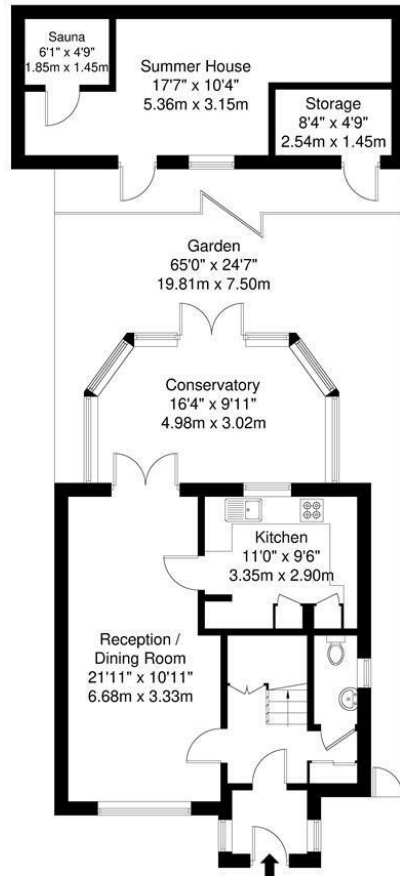




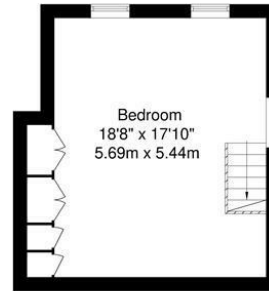


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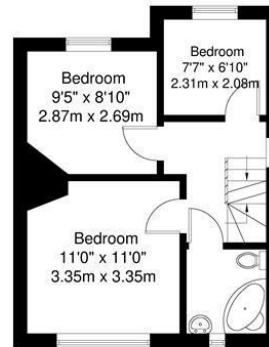
Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft
 Summer House = 24.1 sq m / 259 sq ft
 Total = 146.4 sq m / 1575 sq ft



Ground Floor



Second Floor



First Floor

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
 D

VIEWINGS
 By prior appointment only

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

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