



Sewardstone Road, Chingford, E4 7RG

£750,000

 **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase this tastefully decorated and very well maintained two/three bedroom semi detached period cottage style house that has been extended to the rear. The ground floor comprises of a front living room, an extended open plan contemporary fitted kitchen with granite work surfaces, dining area and family area, and a ground floor WC. The first floor comprises of two double bedrooms and a modern fitted four piece bathroom suite. The third bedroom has been converted into a walk in wardrobe from the primary bedroom, but can easily be converted back to a bedroom if required. Further benefits include double glazing, gas central heating, glass balustrade, tiled flooring to the ground floor and an entrance porch. Externally the property has a garden with is approximately 68ft x 34ft with a paved patio and lawn area. There is a garage to the side along with off street parking for several cars to the front aspect. Subject to planning consent there is further scope to extend to the side making a double storey extension adding further living space. Sewardstone Road and is within easy reach of Station Road in North Chingford (approximately a 5 minute drive), which has a vast array of independent retails shops, bars, restaurants, coffees shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also interchange on the the underground station at Walthamstow Central (Victoria Line - Zone 3). The vast green spaces & wooded areas of Epping Forest, Gunpowder Park & Sewardstone Marsh are all within easy reach and are perfect for walkers and cyclist. In our opinion this property would make an excellent family home and viewing is highly recommended.

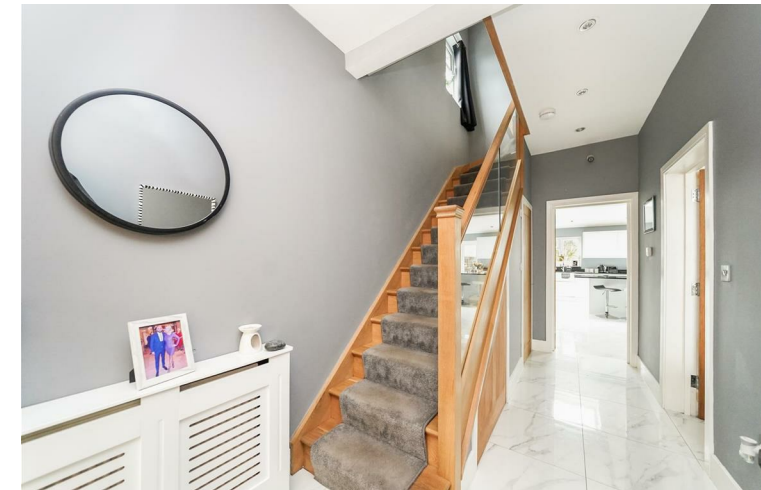
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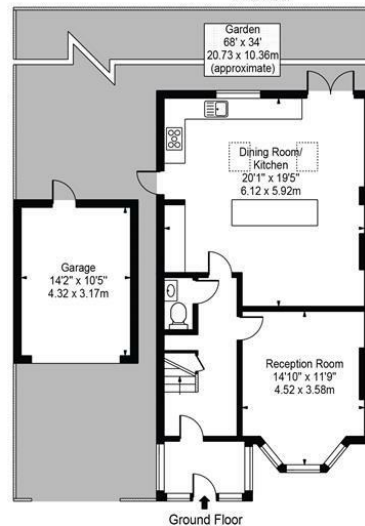








Northcroft,
Sewardstone Road, E4 7RG
Approx. Gross Internal Area 1157 Sq Ft - 107.49 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 147 Sq Ft - 13.69 Sq M



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, searches, 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
Epping Forest

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			86
(81-81) B			
(69-80) C		67	
(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



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