
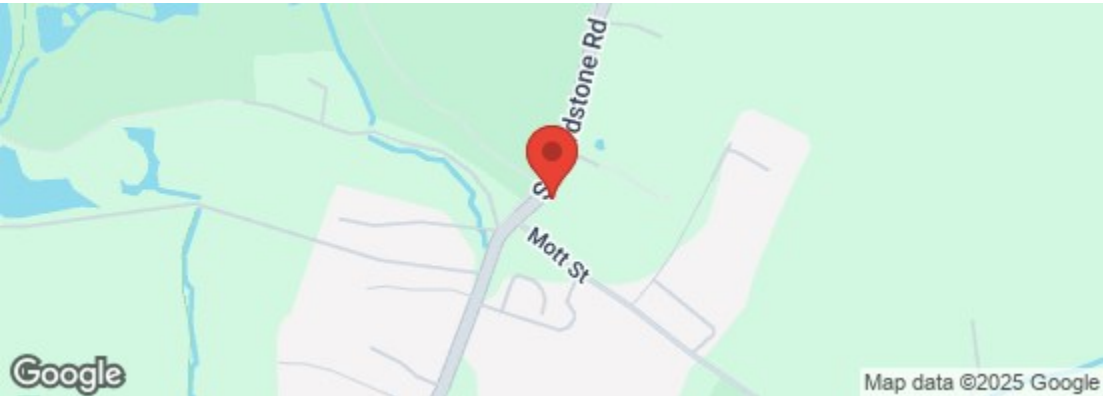




TOTAL FLOOR AREA: 1167 sq ft (108.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown on the floorplan are not guaranteed and no guarantee as to their operability or efficiency can be given.  
Based on Energy CAG2020

Council: Epping Forest | Council Tax Band: E | Floor Area: 1167.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>62</div>	<div>82</div>
(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		
		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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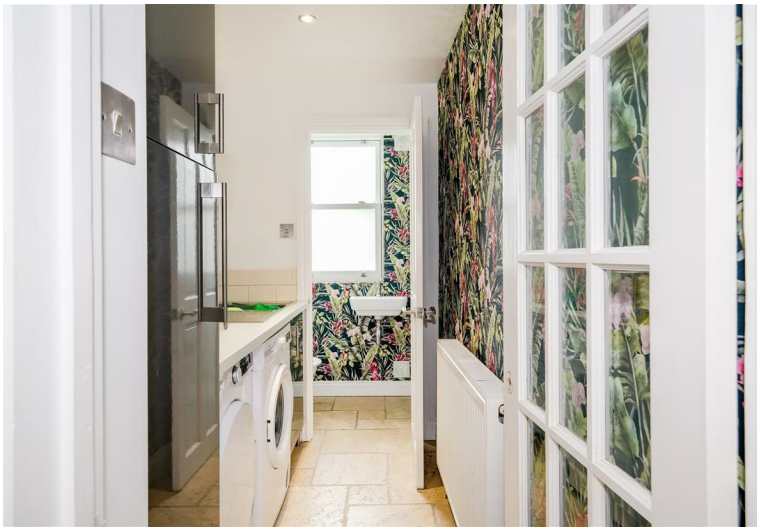
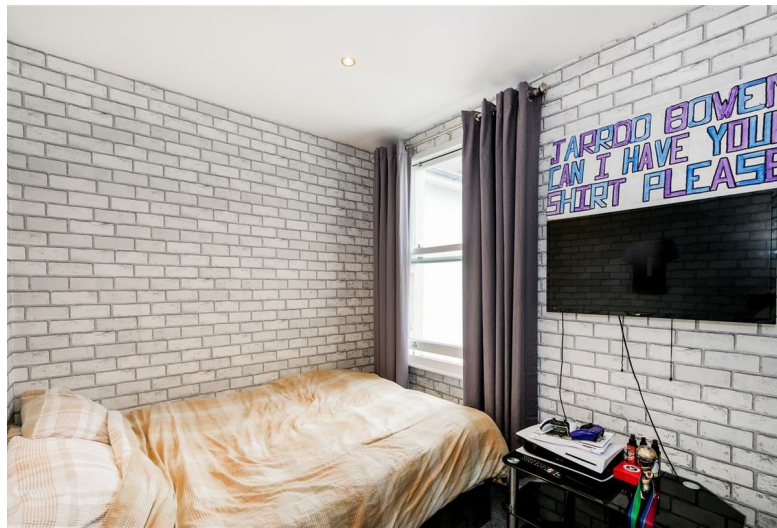
Elm Cottages, Sewardstone, EN9 3QQ  
Offers Over £550,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**





CHARACTER AND SPACE!!! We are delighted to offer this beautiful brick fronted, halls adjoining three double bedroom, two bathroom semi detached Victorian house which is situated in the semi rural location of Sewardstone and is only a ten minute drive to North Chingford station and five minute drive to the M25. The property which retains much of the original charm is situated in the sought after High Beech school location and benefits from two large reception rooms, good size kitchen, utility room, ground floor wc., large and beautiful approx 80ft rear Garden, master bedroom with en suite shower room, first floor family bathroom, three double bedrooms, additional large loft room and we feel would make the ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating D

Council Tax Band E

