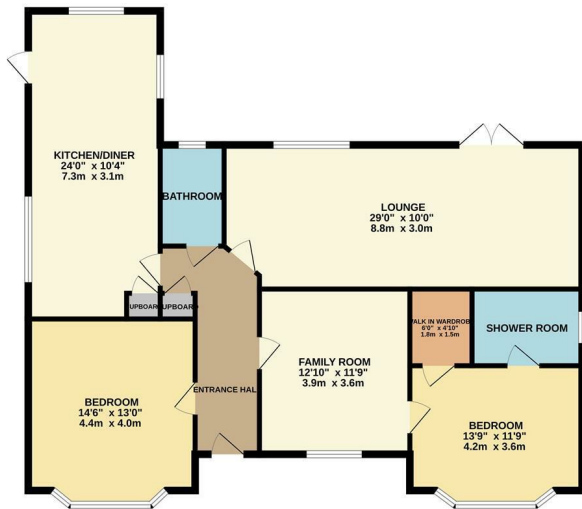




GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.  
We warrant only the accuracy of the information provided in this document. We do not warrant the accuracy of any other information. 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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Beautiful and spacious two bedroom, two bathroom detached bungalow which is situated in this semi rural location and only a short car ride into North Chingford - Large Detached Garage - Self Contained Office With Cloakroom - Sweeping In And Out Driveway - Ample Off Street Parking - Approx 40ft x 60ft Rear Garden With Side Access - Large Lounge - Additional Family Room.



**Sewardstone Road, Sewardstone, E4 7RJ**  
Offers Over £800,000 Freehold

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	
EU Directive 2002/91/EC	



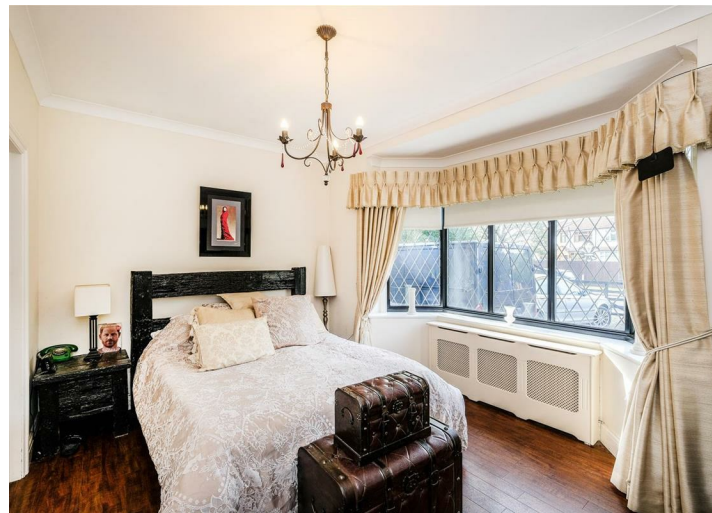
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



LOOK!! LOOK!! LOOK!! Beautiful two bedroom, two bathroom detached bungalow which is situated in the semi rural location of Sewardstone and is only a short car journey into North Chingford. The property benefits from large 17ft x 14ft detached garage, self contained office with cloakroom, sweeping in and out driveway, ample off street parking, approx 40ft x 60ft rear garden, family bathroom, additional en suite shower room, large lounge, additional family room, large kitchen/diner and an early internal inspection is a must to fully appreciate this unique property.

EPC Rating

Council Tax Band E

