



- BRAND NEW 40' X 12'
- HIGH SPEC PEMBERTON SYTLE
- TWO BEDROOMS
- BATHROOM AND SHOWER ROOM

### Lee Valley Campsite, Sewardstone Road , London, E4 7RA

BRAND NEW mobile home on the popular Lee Valley Campsite, Sewardstone is located on the Sewardstone/Chingford borders. Direct bus to Walthamstow central. High spec throughout. Fully furnished. Fabulous raised decking. Occupation for 11 months of the year only.

PRICE: £99,995 (Assigned under licence)

## Property Description

Brand new and presented to a stunning standard internally we offer this 40' x 12' Pemberton specification mobile home. The unit is offered fully furnished with quality fixtures and fittings and is ready for immediate occupation.

The accommodation has a modern atmosphere with open plan living area/kitchen area with patio doors leading to the personal sun deck. The front aspect is a small deck ideal for a patio/bistro set whilst the side deck is much larger with space for full size table and chairs for alfresco dining or lounge furniture to enjoy the summer evenings.

There are two bedrooms with the master bedroom boasting an en-suite bathroom and additionally there is a separate shower room. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Additionally this unit is being offered with one on plot parking space.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The unit are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you





can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

**ACCOMMODATION IN BRIEF COMPRISES:**

**OPEN PLAN KITCHEN/LIVING AREA**

20' 5" x 12' 0" (6.22m x 3.66m)

**INNER HALL**

**MASTER BEDROOM**

13' 2" x 8' 6" (4.01m x 2.59m)

**ENSUITE BATHROOM**

4' 7" x 4' 2" (1.4m x 1.27m)

**WALK IN WARDROBE**

5' 08" x 3' 4" (1.73m x 1.02m)

**BEDROOM TWO**

8' 3" x 5' 4" (2.51m x 1.63m)

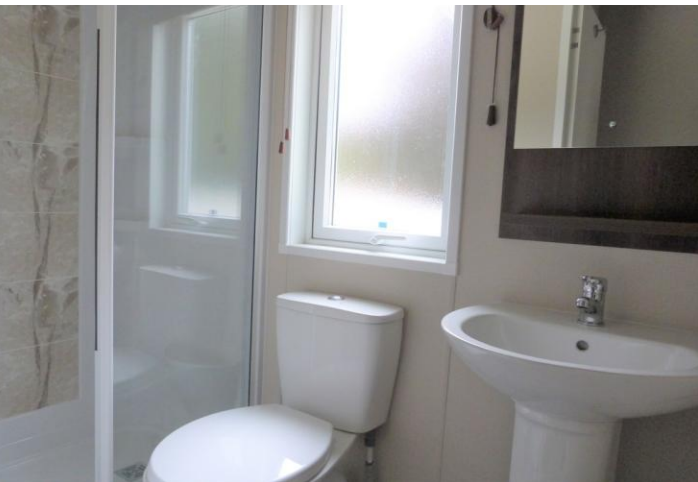
**SHOWER ROOM**

**EXTERIOR DECK**

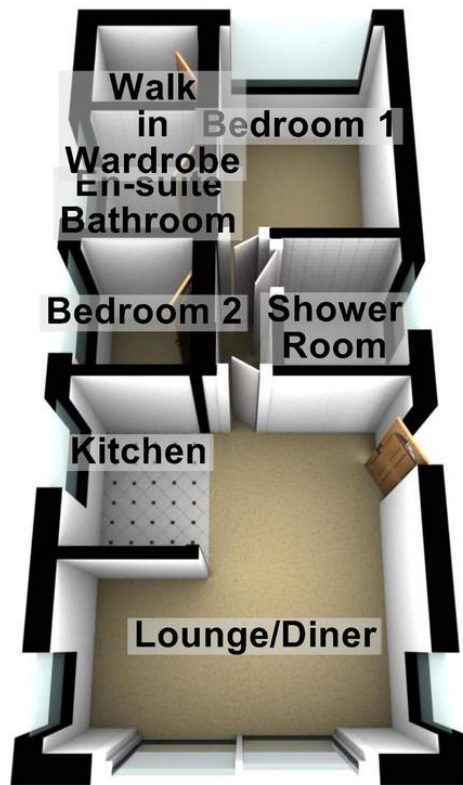
**ON PLOT PARKING FOR ONE CAR**

**CHARGES**

£2990 includes water supply and waste water



## Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.