



Total Area: 159.1 m² ... 1713 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception 8'3" x 23'7"
- Reception 11'3" x 26'11"
- Reception 11'10" x 15'10"
- Reception 8'4" x 10'10"
- Kitchen 8'2" x 22'1"
- Bathroom 4'5" x 11'10"
- Bedroom 11'3" x 14'9"
- Bedroom 10'3" x 11'8"
- Bedroom 6'1" x 7'8"
- Bathroom 6'11" x 7'11"
- Porch
- Storage
- Sauna



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		64	75
		EU Directive 2002/91/EC	



SEWARDSTONE ROAD, WALTHAM ABBEY

Offers In Excess Of £675,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Semi Detached 1930's
- Approx 1713 Square Foot
- Amazing Views From Upstairs
- Large Garden
- Off Street Parking for Three Cars
- Being Sold Chain Free
- Moments Away From Epping Forest
- Short Walk to Royal Gunpowder Park

A charming and characterful three bedroom family home, with a wealth of social spaces. A showcase of sweeping views, large green garden, sauna and private off street parking, it's all perfectly positioned just moments from enchanting Epping Forest. ??You're enviably sat among tranquil countryside here, handily close to the M25 and great transport links yet within easy reach of the amenities of historic Waltham Abbey and quaint Sun Street.

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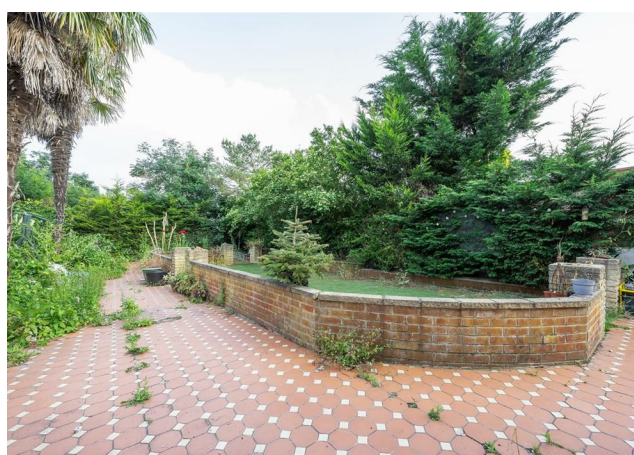
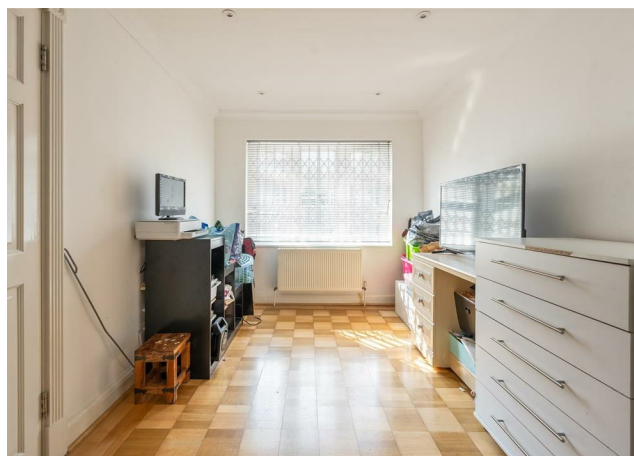
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IF YOU LIVED HERE...

You'll be instantly impressed at your handsome heritage tiled driveway, beckoning you into your 1700 square foot, 1930's semi detached home. Inside you're greeted by your airy porch and hall area. On the left you have the first of four versatile reception rooms, this fresh white space with spotlighting leads through to your future proof, fully tiled ground floor wet room, with skylight and large shower area. To the rear you have another adaptable reception, currently in use as an extra bedroom, this would make a gorgeous home gym for fitness fanatics as it also features a purpose built tiled sauna. The perfect place to relax after a long day. Your kitchen is divided by a characterful archway, ample rows of cabinets with oak worktops, lavish white letterbox tiling and a fabulous feature onyx style backsplash. Your bow windowed main reception features modern marbled flooring, and French doors lead you to your fourth hosting spot, a perfect skylit spot for summer garden parties. Bring the outside in with a majestic mix of more heritage paving that gives way to a luscious lawn and raised feature flower beds. Upstairs your first bedroom features another beautiful bow window and your third bedroom at the back basks in those showstopping sweeping countryside views. Your upstairs bathroom houses a stand alone shower and a luxurious lengthy tub, all against a backdrop of modern marble style tiling throughout. You're serenely situated to explore the best our area has to offer with the open green expanse of Gunpowder Park just opposite you. Here you can discover miles of pleasant pushchair friendly pathways and wildlife watching spots. The vast

verdant greenery of ancient Epping Forest is on your doorstep, its gateway an enviable two minute walk away. The historic market town of Waltham Abbey is just a five minute drive or eight minute cycle. Here you can discover the picturesque pedestrianised Sun Street and its row of independent boutiques, cafes and restaurants, including Belini, a recently refurbished authentic Italian restaurant and bar, serving up mouthwatering dishes alongside a tempting cocktail menu.??

WHAT ELSE?

- A two minute walk away, locally loved The Plough is sure to be your new local. Enjoy mouthwatering meals in a warm and family friendly atmosphere.
- The Royal Gunpowder Mills is a five minute drive away and houses a museum in a 170 acre site showcasing the area's historical heritage. It's also home to wandering deer.
- As noted the M25 is just a six minute drive away. Waltham Cross station is just seven minutes by car or a nineteen minute cycle and will whisk you to Tottenham Hale for the Victoria Line in thirteen minutes or Liverpool Street in thirty.



A WORD FROM THE OWNER...

"A great space for a family home. Or a business opportunity. The scope for rental is huge.

Lovely quiet area. Close to A406, M25 and A10. Taking you in and out of town.

Great green spaces. Gunpowder Park and Epping Forest."

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