



## SEWARDSTONE GARDENS, CHINGFORD

### Offers In Excess Of £450,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three bedrooms
- Mid Terrace House
- Moments Away From Epping Forest
- Outstanding Yardley Primary School Catchment
- Potential to Extend (STPP)
- Close to Local Amenities
- Approx. 913 Square Foot
- Easy Access to Chingford and Walthamstow

A naturally bright and smartly finished three bedroom family terrace, sat just across from the gorgeous mature greenery and open blue waters of Lea Valley Park and King George's Reservoir. To the rear, your garden's home to a handy home office.

With your loft space so far untouched you have scope to follow in the footsteps of some of your neighbours, and add a skylit loft room or perhaps even a full Dormer extension (subject to the usual permissions).

**REQUEST A VIEWING**  
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### IF YOU LIVED HERE...

Step inside for a broad, welcoming hallway, with rich, dark engineered hardwood running underfoot into your 150 square foot front reception on the right. A large window frames those leafy street views and a gas hearth with timber mantel sits opposite. To the rear, your kitchen's dressed in oversized smoky grey floor tiles, a sleek suite of cream cabinets home to integrated appliances, and smooth dark worktops.

Outside and your stepped rear garden starts with a sheltered patio, before ascending to a second paved area and stepping up yet again to lawn and beds. At the very end you have that 120 square foot powered office. Perfect for home workers. Upstairs your three double bedrooms are all smartly finished in white and soft grey carpeting, while your family bathroom completes things in a similar, stylish palette.

Head out your front door and the endlessly exploreable open greenery and gorgeous woodland of Epping Forest is just eight minutes' walk. Perfect for morning runs and evening strolls, you can wander for miles, or just to your heart's content. Stroll in the other direction and you come to the River Lea, for tranquil riverside strolls. Either way, you'll forget you're in London.

### WHAT ELSE?

- You can jump on the 379 bus just five minutes from your new front door, and be whisked to Chingford station in under fifteen minutes. From here it's twenty seven minutes direct to Liverpool Street.
- Parents will be pleased to know you're sat right in the catchment area for the well regarded Yardley Primary School, previously rated as 'Outstanding' by Ofsted and just ten minutes on foot.
- Your new local could be the beloved Royal Oak gastropub, dating back to 1920 and less than fifteen minutes from your new front door. Delicious food and a lovely beer garden.



### A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchspots. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER  
ASSISTANT BRANCH MANAGER

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**Reception Room**

13'11" x 11'3"

**Kitchen / Diner**

17'5" x 7'8"

**Bathroom**

8'0" x 7'3"

**Bedroom**

11'3" x 8'0"

**Bedroom**

14'4" x 9'3"

**Bedroom**

9'3" x 7'5"

**Garden**

49'2"

**Garden Office**

15'1" x 8'2"



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