



Sewardstone Road, Chingford, E4

BUTLER & STAG



A beautifully designed Barn style home in a semi rural setting yet with good access to Chingford Overground (TFL 5) 2.6 miles. Balance of New Build Warranty.



Freehold

- Three bedrooms
- Bright Open Plan Living
- High Specification Fixtures
- Front & Rear Parking
- Chingford TFL 5 2.6 miles.
- Barn Style
- Two & A Half Bathrooms
- Sunny Rear Garden
- Chain Free
- Underfloor Heating

Hamlet Gate, Netherhouse Farm is an exclusive development of just seven high specification properties, set behind gates and with unparalleled access to both Epping Forest and Lee Valley National Park.

Plot Seven is one of the new builds in this small development and as such benefits from the balance of the 10 year ICW build warranty.

The property is offered with only high specification fittings, and on entering you are greeted with high quality engineered oak flooring, the fitted kitchen was supplied by Urban Myth and uses Smeg appliances and the bathroom is supplied with equally high specification fittings.

The bright kitchen/Reception room is filled with natural light and offers bi-folding doors that during the Spring/Summer months open out to allow full access to the private 60' rear garden.

Parking is covered with two allocated spaces at the front of the property.

Netherhouse Farm is located on the edge of Epping Forest, close to the hamlet of Sewardstonebury and just 2.6 miles from Chingford Overland (TFL Zone 5) that gives access to Liverpool Street within thirty minutes.





Hamlet Gate

Approx. Gross Internal Area 87.3 Sq M (939.3 Sq Ft)



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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