



Sewardstone Road, Waltham Abbey, E4

BUTLER & STAG



**A well-presented family residence offers over 1,800 sq feet of internal living accommodation, with three bedrooms, two reception rooms, two bathrooms and a mature west-facing rear garden.**



## Freehold

- Detached Chalet Style Property
- Over 1,800 of Internal Living Accommodation
- West Facing Mature Garden
- Off Street Parking & Garage
- Immaculately Presented Throughout
- Ground Floor Shower Room & First Floor Bathroom
- Formal Dining Room
- Easy Access to M25

This beautifully presented three-bedroom home offers a perfect blend of character and functionality, ideal for family living and entertaining alike.

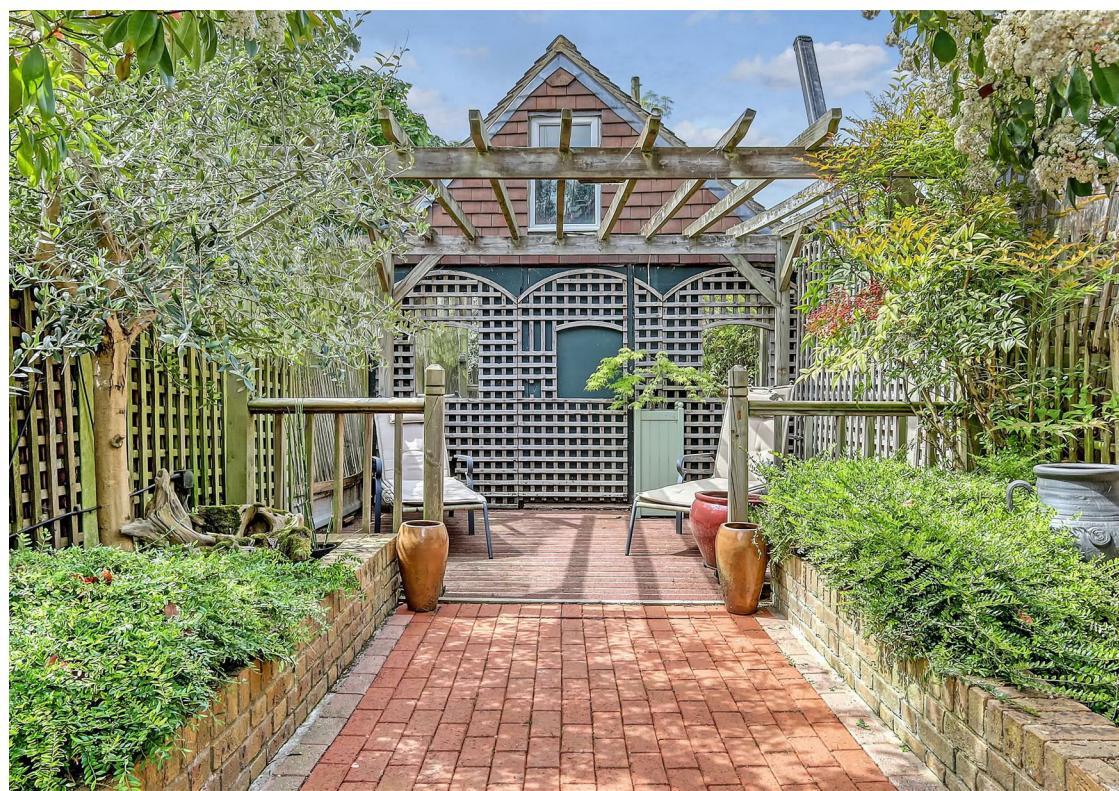
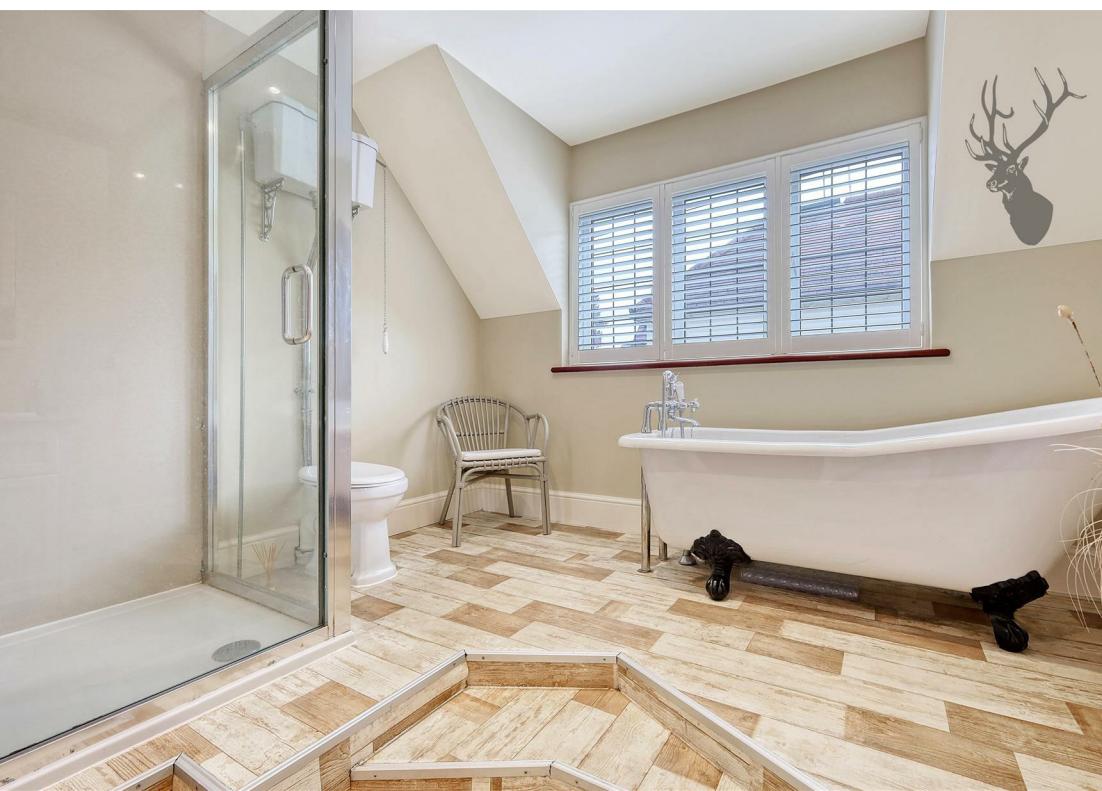
The ground floor welcomes you with a bright and spacious hallway leading into a large bay-fronted dining room, perfect for hosting or enjoying family meals. To the rear, you'll find a well-appointed kitchen/breakfast room that flows seamlessly into a spacious living area, which opens directly onto a private west-facing garden – an ideal setup for indoor-outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms, including a generously sized principal bedroom, along with a modern family bathroom and ample storage throughout the landing area.

A standout feature of this property is the outbuilding located at the rear of the garden, which includes two separate storage rooms. This versatile space offers excellent potential for use as a home office, workshop, or gym.

Additional features include a convenient ground-floor shower room and a separate side access to the garden. This home is ideally located close to local amenities, schools, and excellent transport links, making it a fantastic opportunity for growing families or professional couples alike.





## Sewardstone Road

Approx. Gross Internal Area 175.3 sq. metres (1886.9 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.