

*** FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW ***

Kings Group are delighted to offer for sale this beautifully presented four-bedroom semi-detached chalet bungalow, situated in the popular semi-rural location of Sewardstone Road, Sewardstone.

The property has been modernised and maintained to a high standard and offers approximately 958 sq ft of versatile accommodation. To the ground floor, the property comprises a spacious lounge/diner with bi-fold doors opening directly onto the rear garden, a beautifully fitted modern kitchen and a large family bathroom.

To the first floor are four good-sized bedrooms, providing excellent flexibility for family living, guests or those requiring additional space for home working.

Externally, the property boasts an approximately 40ft west-facing rear garden with side access, providing a good-sized outdoor space ideal for entertaining and family use. Further benefits include a garage to the rear accessed via a shared driveway and off-street parking to the front.

The property is ideally positioned for those looking to enjoy a more peaceful semi-rural setting while remaining within easy reach of local amenities and transport links. North Chingford is just a short drive away, offering a variety of shops, restaurants and facilities, together with North Chingford mainline station. There is also convenient access to the M25, making this an excellent location for commuters.

Further benefits include gas central heating and double glazing.

An internal viewing is highly recommended to fully appreciate the spacious accommodation, versatile four-bedroom layout, modern presentation and attractive west-facing rear garden.

CALL KINGS NOW ON 020 8524 7444 TO ARRANGE YOUR VIEWING.

HALLWAY

LIVING ROOM 11'4 x 21'11

KITCHEN 10'2 x 7'8

BATHROOM 6'8 x 7'8

BEDROOOM ONE 9 x 11'6

BEDROOM TWO 10 x 10'9

LANDING

BEDROOM THREE 9'1 x 9'5

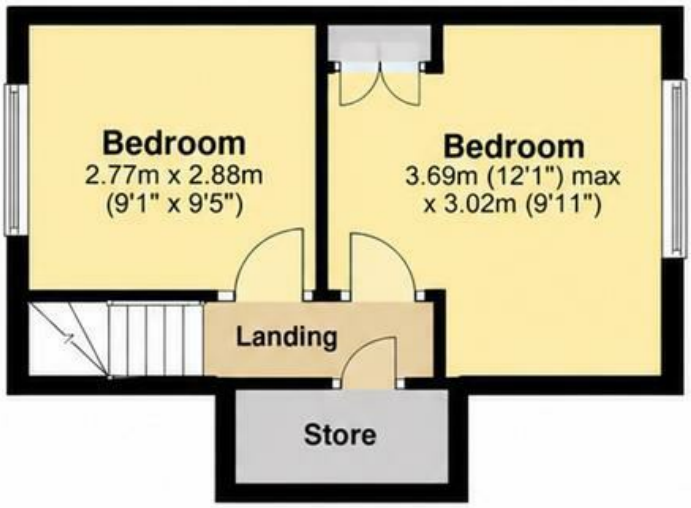
BEDROOM FOUR 12'1 x 9'11

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

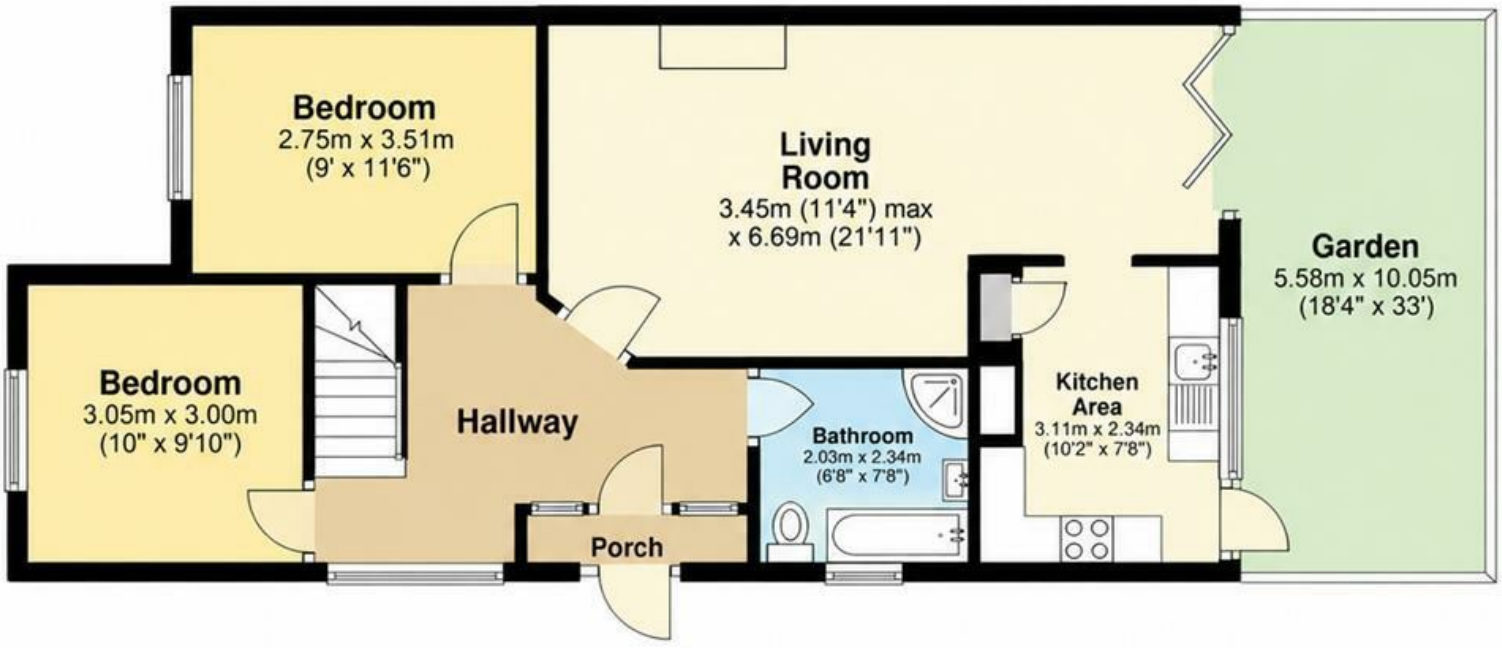
First Floor

Approx. 24.8 sq. metres (266.6 sq. feet)



Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)



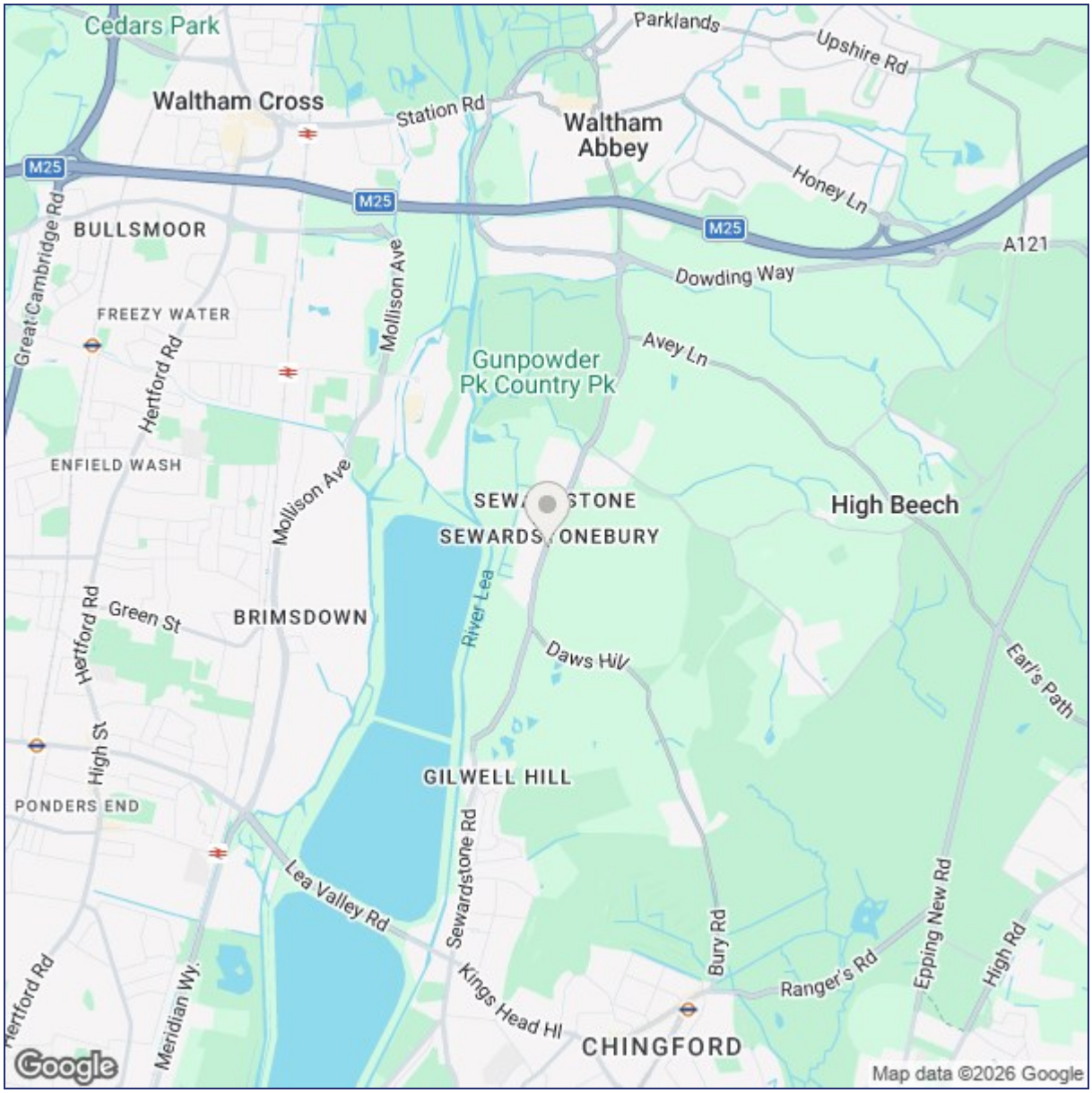
Total area: approx. 89.0 sq. metres (957.8 sq. feet)

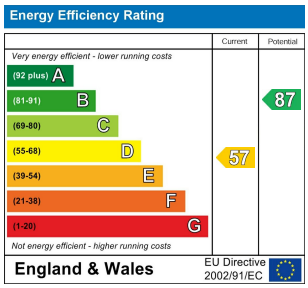
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

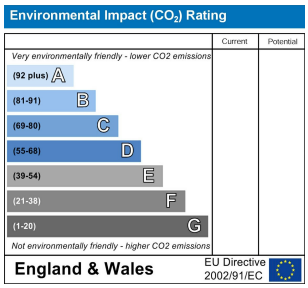
Floor Plan Drawn Accordingly To RICS Guidelines

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Plan produced using PlanUp.

Waltham Abbey







("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.