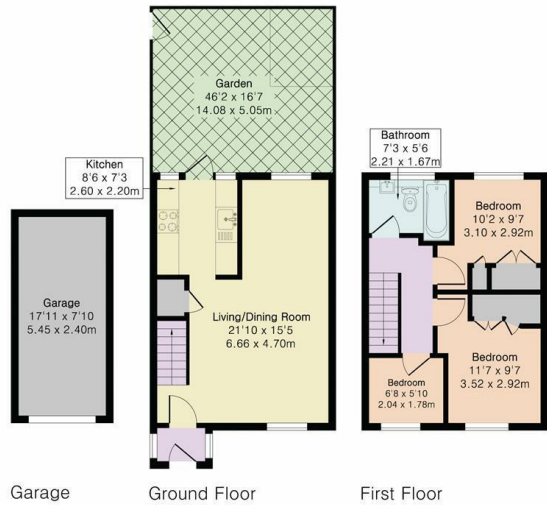




Approximate Gross Internal Area 689 sq ft - 64 sq m  
(Excluding Garage)  
Ground Floor Area 352 sq ft – 33 sq m  
First Floor Area 337 sq ft – 31 sq m  
Garage Area 141 sq ft – 13 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Council: Epping Forest | Council Tax Band: D | Floor Area: 689.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 68        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Godwin Close, Sewardstone, E4 7RQ  
£425,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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PEACE AND TRANQUILITY!!! Beautiful three bedroom terraced house which is tucked away in this quiet cul de sac location in this semi rural location on the edge of Lea Valley Park. The property which is being offered with no onward chain has been well maintained and modernised by the present vendor and benefits from garage en bloc, parking, lovely fitted integrated kitchen, first floor bathroom, beautiful approx 50ft rear garden with pedestrian rear access, large open plan lounge diner and we feel would make an ideal first purchase or first time buy. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band D

