



Sewardstone Road, Chingford, London E4





Set behind electric gates and approached via a sweeping entrance driveway, this impressive detached residence occupies a magnificent plot of over one acre, enjoying a truly enviable position backing directly onto protected greenbelt land, looking towards West Essex Golf Course. The house is introduced by an impressive entrance hall. The elegant lounge, formal dining room, generous family room and separate study provide a wealth of flexible accommodation, all enhanced by large windows overlooking the mature gardens and surrounding landscape. The bespoke kitchen is fitted with extensive units and storage including integrated appliances and a range-style inset cooker with gas hob. The first floor offers five well-appointed bedrooms and four bathrooms, including a luxurious principal suite featuring a fitted dressing area and en-suite bathroom. The additional bedrooms are generously sized, with further en-suite facilities and a family bathroom serving the remaining accommodation. Particularly noteworthy is the self-contained annex/bedroom suite accessible via its own staircase, complete with its own en-suite shower room. The grounds form a major feature of the property, extending to more than one acre and enjoying uninterrupted views across the open countryside to the rear. The setting provides a rare balance of semi-rural tranquillity whilst remaining conveniently positioned between Chingford, Loughton and Waltham Abbey, with excellent transport connections including nearby Chingford overground station providing direct access into Liverpool Street. The property is also ideally located for Epping Forest, the reservoir and West Essex Golf Club, as well as an excellent selection of highly regarded schools, leisure facilities, restaurants and shopping amenities.





Council Tax Band: H

Tenure: Freehold

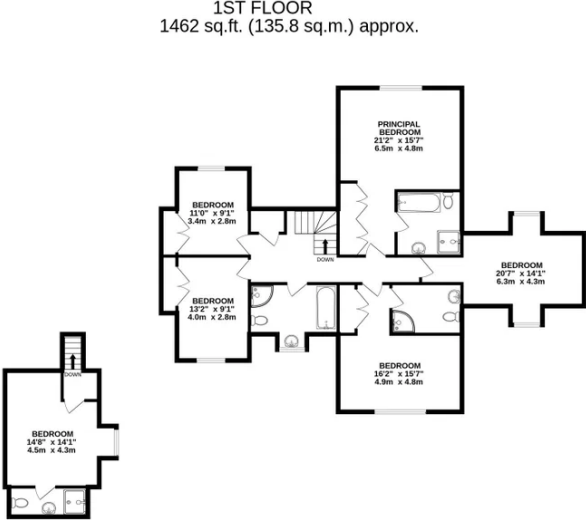
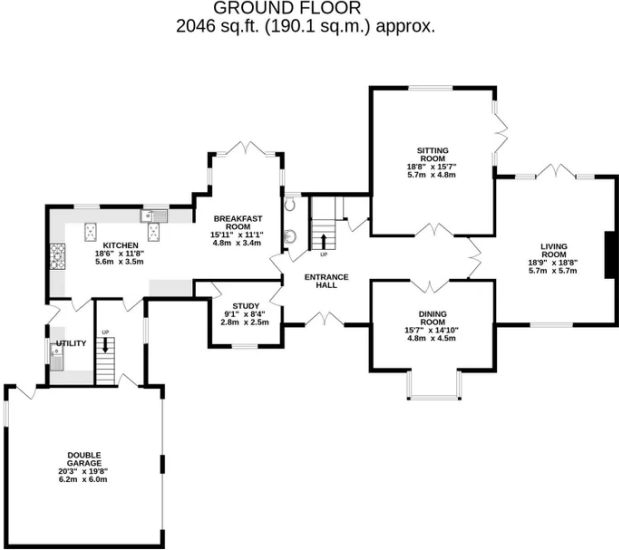
Property Type: Detached House

Bedrooms: 6

Bathrooms: 4

Receptions: 5

- Impressive private residence in gated setting
- Uninterrupted views over open countryside
- Substantial one acre plot
- Six bedroom with three private suites
- Independent Annex accommodation
- Three reception rooms
- Bespoke kitchen/dining
- Adaptable family space, ideal for entertaining
- Double garaging
- Easy access rail services into Liverpool Street



TOTAL FLOOR AREA : 3508 sq.ft. (325.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	