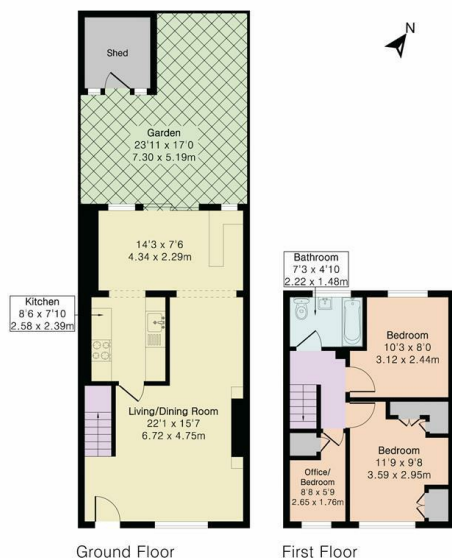




Approximate Gross Internal Area 820 sq ft - 76 sq m
 Ground Floor Area 476 sq ft - 44 sq m
 First Floor Area 344 sq ft - 32 sq m



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.



Council: Epping Forest | Council Tax Band: D | Floor Area: 820.00 sq ft



Godwin Close, Sewardstone, E4 7RQ

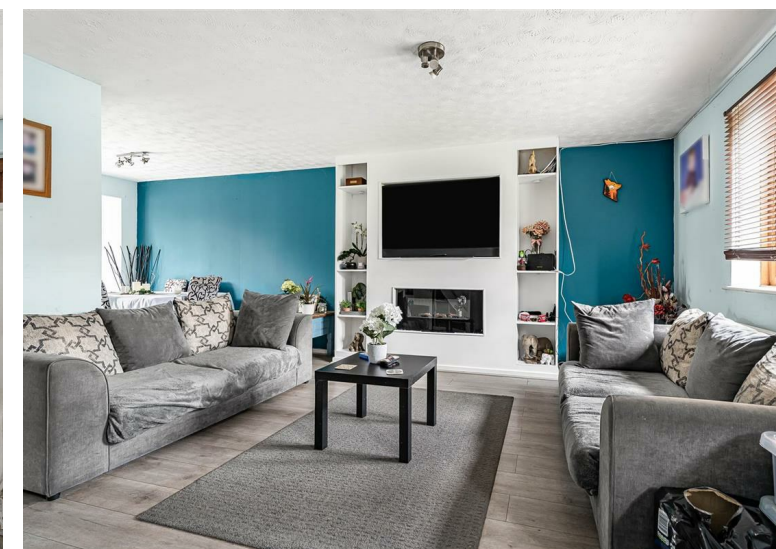
Price Guide £425,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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.



Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk



PEACE AND TRANQUILITY!!! GUIDE PRICE £425,000 TO £450,000 Lovely three bedroom extended terraced house which is tucked away in this quiet cul de sac location in the semi rural location of Sewardstone and being on the edge of Lea Valley Park. The property benefits from an extended dining area to rear, garage en bloc, approx 30ft rear garden, fitted kitchen, spacious lounge diner, first floor bathroom, parking and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band D

