86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net

Sewardstone Gardens, Chingford E4 7QE

Asking Price £350,000 Leasehold

SOLE USE OF GARDEN | CHAIN FREE | VERY LONG LEASE

Kings are delighted to offer for sale this much-sought-after 2-bedroom ground floor maisonette, situated in a popular and convenient location.

Upon entering the hallway, you are welcomed into a semi-open-plan lounge featuring double-glazed windows, a charming feature fireplace, and laminate wood flooring. The kitchen is equipped with a range of base and eye-level units, a fitted oven and hob, tiled flooring, and direct access to the garden. The property further benefits from two well-proportioned bedrooms and a contemporary-styled bathroom complete with a heated towel rail.

The standout feature of this home is its generous outdoor space, extending from the side of the kitchen all the way to the rear. The rear garden boasts a laid lawn with plant borders, a covered BBQ area, a composite decking area, and a wooden garden shed as well as additional storage units, complemented by a neatly maintained front garden.

Families will also appreciate the proximity to highly regarded local schools, including the award-winning Yardley Primary School, alongside several other well-respected primary and secondary schools nearby.

This property must be viewed to be fully appreciated. Call now on 0208 524 7444 to arrange your viewing!

HALL

LIVING ROOM 17'9 x 15'0

KITCHEN 9'5 x 9'4

BEDROOM 13'5 x 11'11

BEDROOM 13'7 x 11'5

BATHROOM

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 endeavour 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.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

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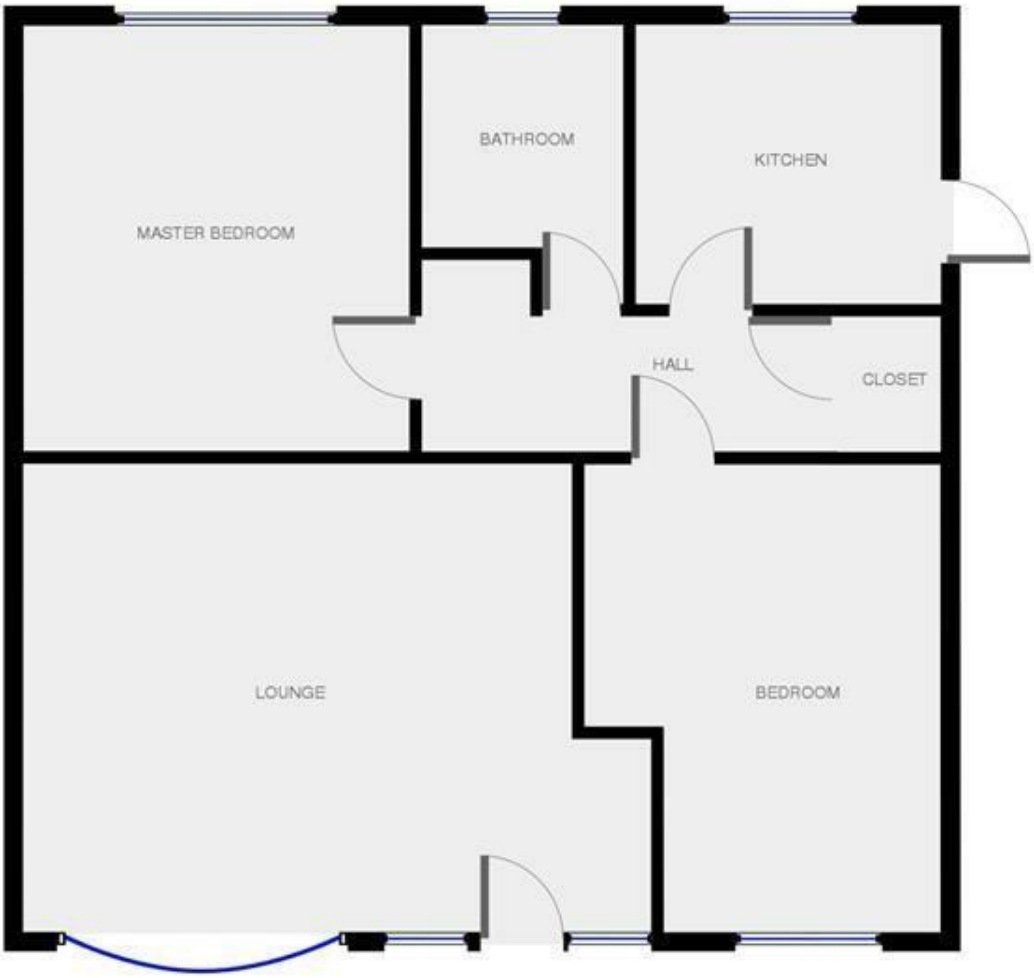
Ground Floor



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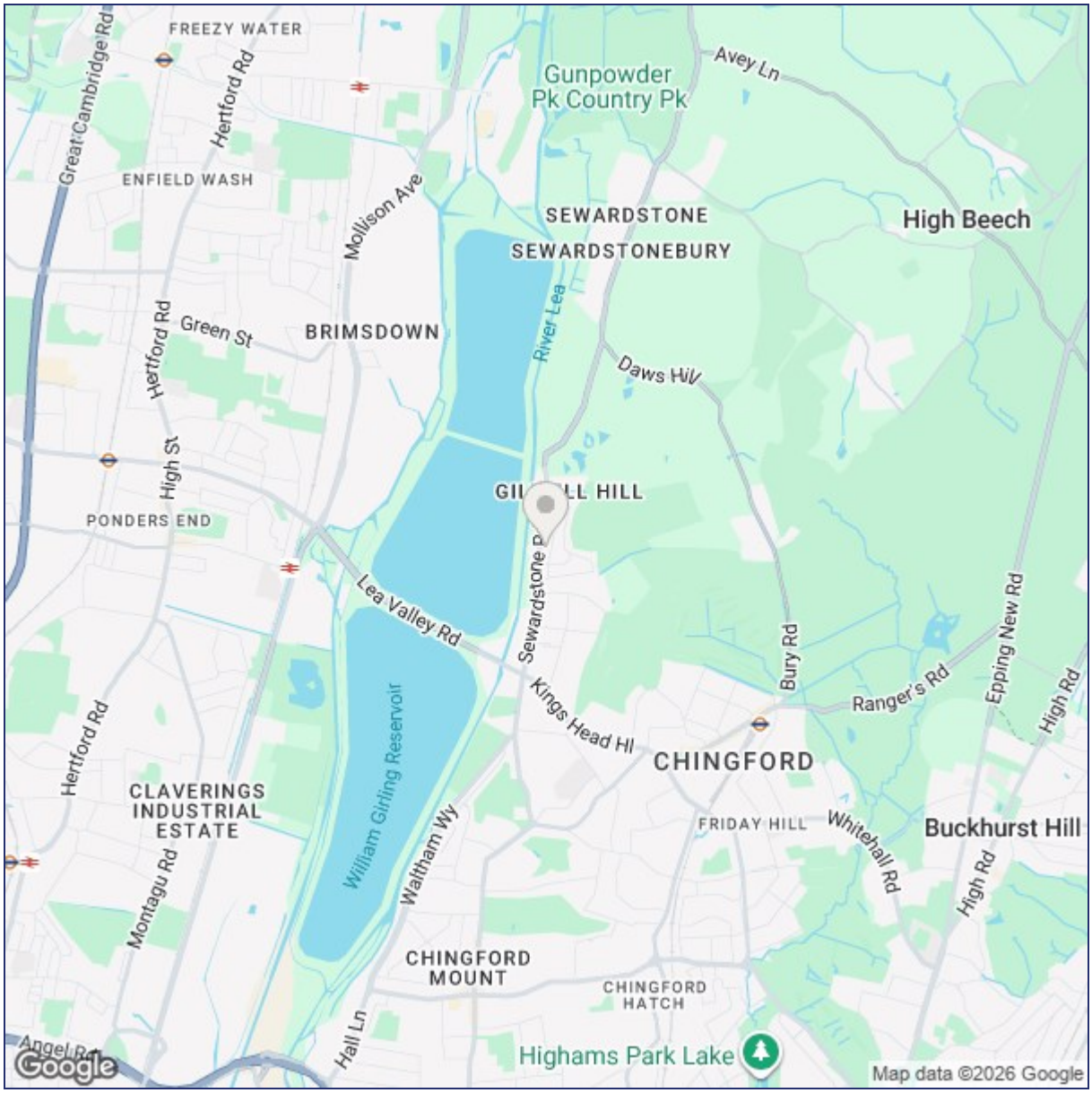

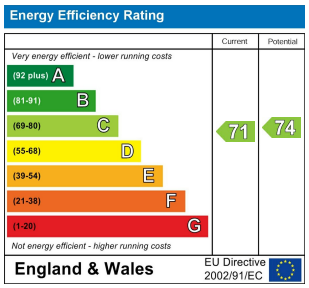

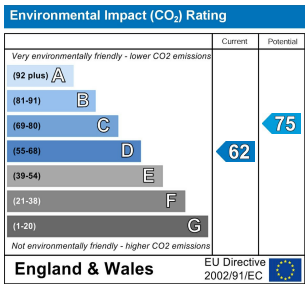

("These details are correct at time of going to press").

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.

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