



- DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- KITCHEN

Northfield , Sewardstone Road, London, E4 7RG

PRICE: £499,995 FREEHOLD

Situated in the semi rural location of Sewardstone an opportunity to purchase this three bedroom detached bungalow being in need of refurbishment. The property offers extension potential to the side and rear ( subject to the usual planning consents) being offered CHAIN FREE internal viewing recommended.



## Property Description

Enjoying an open aspect to the front and situated within this popular semi-rural location.

Rainbow Estate Agents are pleased to offer this three bedroom detached bungalow being within easy access of the M25 motorway and 10-15 minutes drive of Chingford mainline BR station and Loughton underground station for direct access into central London.

The old market town of Waltham Abbey and Chingford are within driving distance for shopping and leisure facilities both with an array of shops and eateries.

The property requires modernisation and potential to extend subject to the usual planning consents, and would be suitable purchase for those looking for a project or renovate a property.

Being offered chain free an internal viewing is recommended.



### **PORCH**

### **HALLWAY**

17' 9" x 4' 5" (5.41m x 1.35m)

### **LOUNGE**

14' 1" x 11' 8" (4.29m x 3.56m)

### **KITCHEN**

11' 6" x 12' 1" (3.51m x 3.68m)

### **BEDROOM ONE**

10' 4" x 11' 8" (3.15m x 3.56m)

### **BEDROOM TWO**

12' 1" x 10' 2" (3.68m x 3.1m)

### **BEDROOM THREE**



11' 8" x 6' 2" (3.56m x 1.88m)

**BATHROOM**

6' 9" x 7' 9" (2.06m x 2.36m)

**LEAN TO**

20' 7" x 9' 7" (6.27m x 2.92m)

**FRONT AND REAR GARDENS**

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band E

Tenure - Freehold

**UTILITIES AND SUPPLIERS**

Electricity - Mains - E ON

Water - Mains - Thames Water

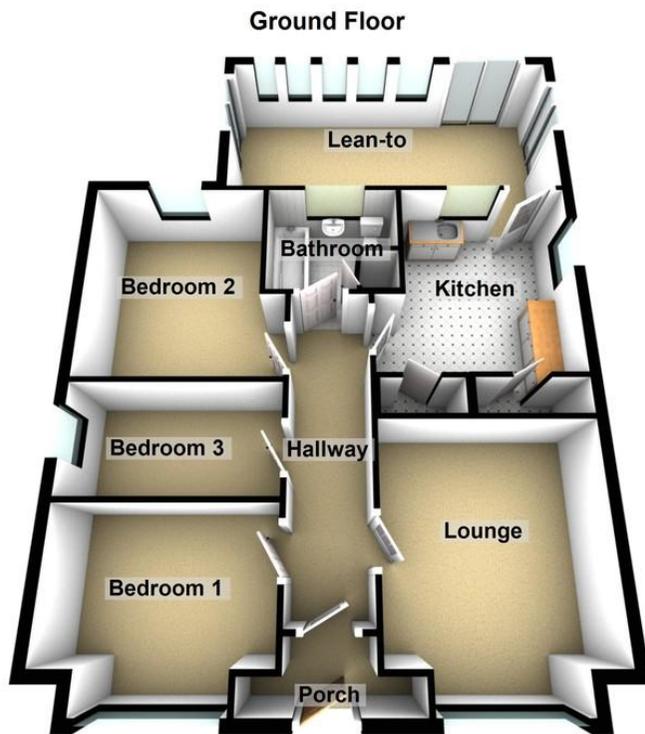
Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - None at the property (Various providers available)

Mobile Signal Vodafone Three EE O2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	36 F	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements