Sewardstone Road, London, E4

BUTLER & STAG

An exceptional, gated development of just seven, high specification properties.
Plot three is converted from the original barn and retains the period beams that sit alongside the contemporary kitchen and bathroom.

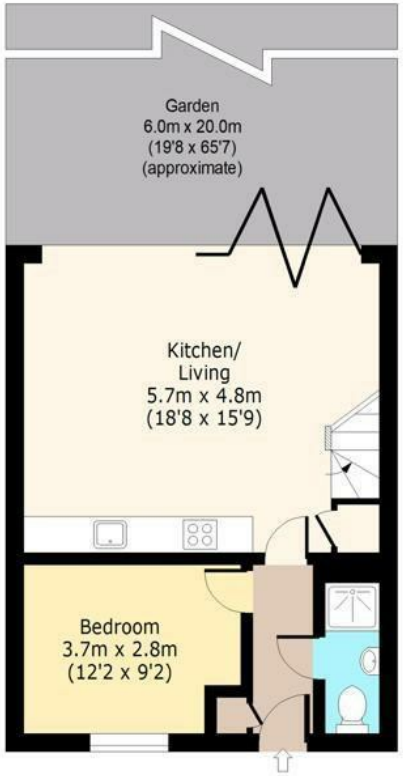
Freehold

- Period Barn Conversion
- Gated Development
- Epping Forest/Lee Valley Park
- Chain Free
- Two Bedrooms
- High Specification Kitchens/Bathrooms
- Parking
- Help To Buy Available

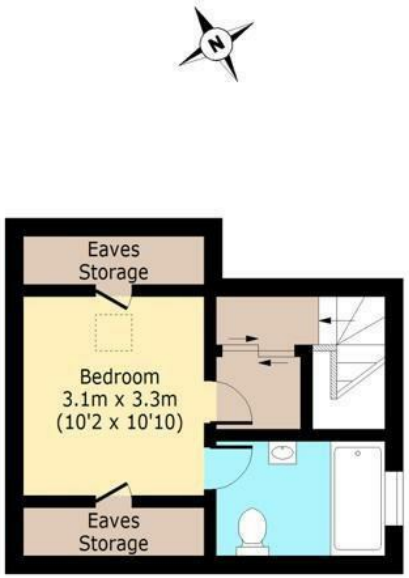
Hamlet Gate, Netherhouse Farm is an exclusive development of just seven high specification properties, set behind gates and with unparalleled access to both Epping Forest and Lee Valley National Park.
Plot three is converted from the original Essex barn and retains much of the period charm associated with this style of property.
The property is offered with only high specification fittings, and on entering you are greeted with high quality engineered oak flooring, the fitted kitchen was supplied by Urban Myth and uses Smeg appliances and the bathroom is supplied with equally high specification fittings.
The bright kitchen/Reception room is filled with natural light and offers bi-folding doors that during the Spring/Summer months open out to allow full access to the private 60' rear garden.
Parking is covered with two allocated spaces at the front of the property.
Netherhouse Farm is located on the edge of Epping Forest, close to the hamlet of Sewardstonebury and just 2.7 miles from Chingford Overland (TFL Zone 5) that gives access to Liverpool Street within thirty minutes.

Netherhouse Farm

Ground Floor
Approx. 46.8 Sq. meters (504 Sq. feet)



First Floor
Approx. 23 Sq. meters (248 Sq. feet)



Total area(Including Eaves Storage): approx. 78.8 Sq. meters (849 Sq. feet)
Total area(Excluding Eaves Storage): approx. 69.8 Sq. meters (752 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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