



B & S
FOR SALE
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butlerandstag.uk

Sewardstone Gardens, London, E4



**GUIDE PRICE £450,000 -
£475,000**

**A three bedroom plus
loft family home in a
quite Chingford location.
Outstanding Local
Schooling. Epping Forest**



Freehold

- Three Bedrooms Plus Loft
- Freehold
- Good Condition Throughout
- Rear Garden
- Loft
- Chain Free

Set on a quiet Chingford turning, a versatile three bedroom family home with loft.

In the ownership of the same family for many years, this great family home offers a large through reception with exposed brickwork feature walls and fully fitted kitchen/breakfast room.

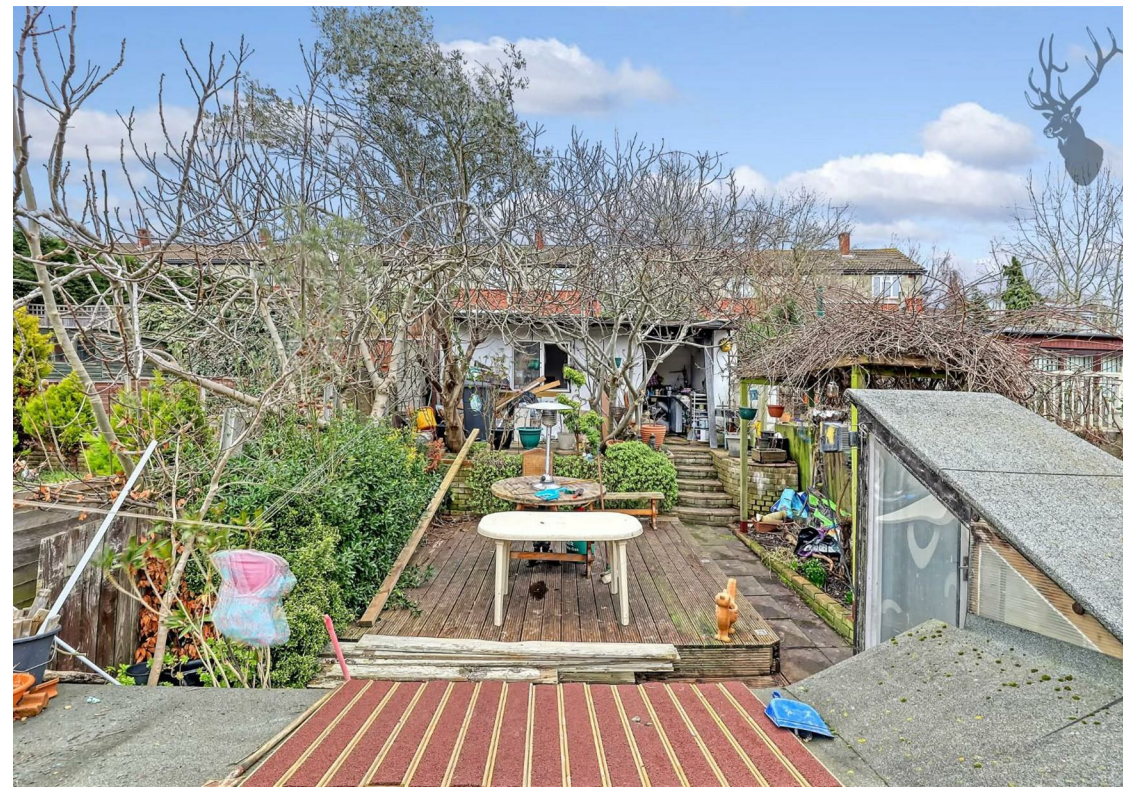
Each of the three bedrooms is well proportioned and you will find an additional shower/utility room to the ground floor that complements the family bathroom and the loft facilities.

Externally, the rear garden extends close to 45' and has a broadly Easterly aspect.

Sewardstone gardens is a quite location on the Western edge of Epping Forest. There are many highly regarded local schools including the outstanding Yardley Primary.

Transport links are generally via Chingford Station (TFL 5) which is easily accessible via bus.

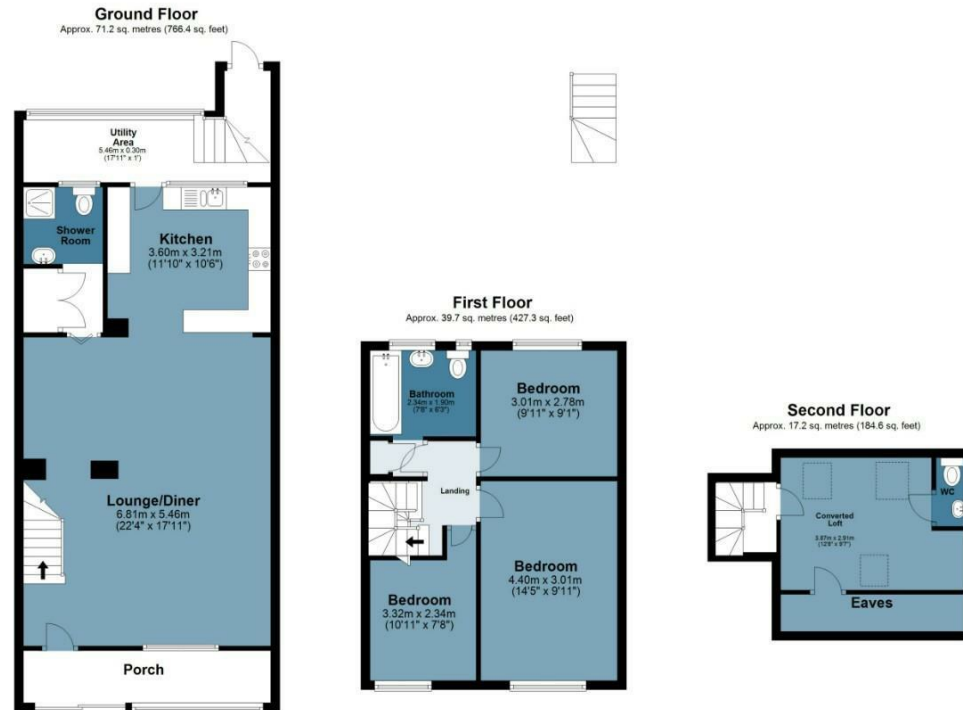




Sewardstone Gardens

Approx. Gross Internal Area 128 Sq M (1378.3 Sq Ft)

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good 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 and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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