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## Godwin close, Sewardstone Road E4 7RQ



**Offers In The Region Of £450,000 Freehold**





\*\*\* CHAIN FREE \*\*\*

Kings Group are delighted to offer for sale this well-presented three-bedroom family home, tucked away in the desirable cul-de-sac location of Godwin Close, North Chingford.

Enjoying a peaceful semi-rural setting, this home offers the perfect blend of countryside charm and convenient access to amenities.

The ground floor features a spacious lounge flowing into a dining area, ideal for entertaining or family living. The kitchen is fitted with wood shaker-style base and eye-level units, complete with an integrated oven, hob, extractor fan, fridge freezer, and washing machine. A door from the kitchen leads out to the attractive rear garden.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

The pretty rear garden is mainly laid to lawn with well-stocked borders and a paved patio area, ideal for relaxing or alfresco dining. To the rear, there's a garage and additional communal parking to the front, offering excellent practicality.

Located in the sought-after Godwin Close, North Chingford, this property benefits from being just a five-minute drive to Waltham Abbey and ten minutes from North Chingford High Street, with its range of boutique shops, cafés, and essential amenities. Junction 26 of the M25 is only five minutes away, and Chingford Station offers fast and direct transport links into Central London within a ten-minute drive.

This is a fantastic opportunity to secure a well-located home in a desirable and peaceful setting.

Early viewing is highly recommended.

Call Kings Group today to arrange your viewing and avoid disappointment! 0208 524 7444

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Average  
Vodafone - Average

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 32 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**RECEPTION 22' x 15'7**

**KITCHEN 8'1 x 7'4**

#### LANDING

**BEDROOM 11'7 x 9'5**

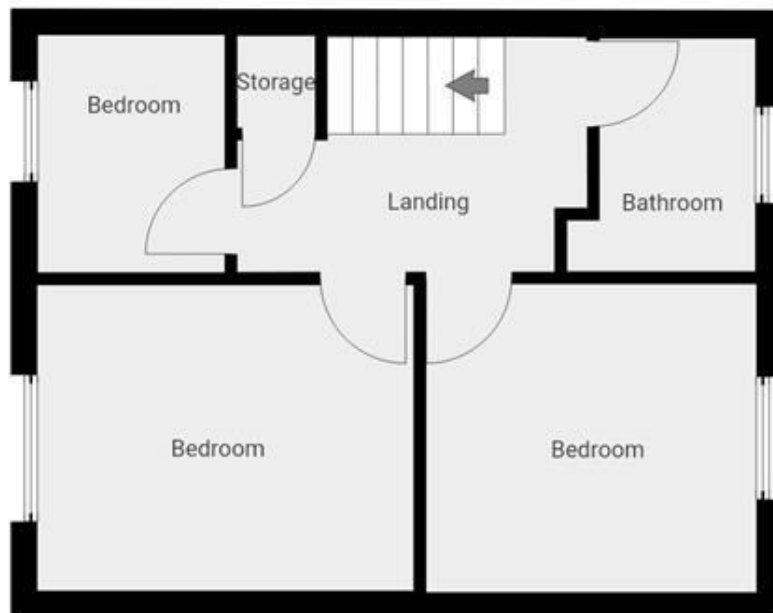
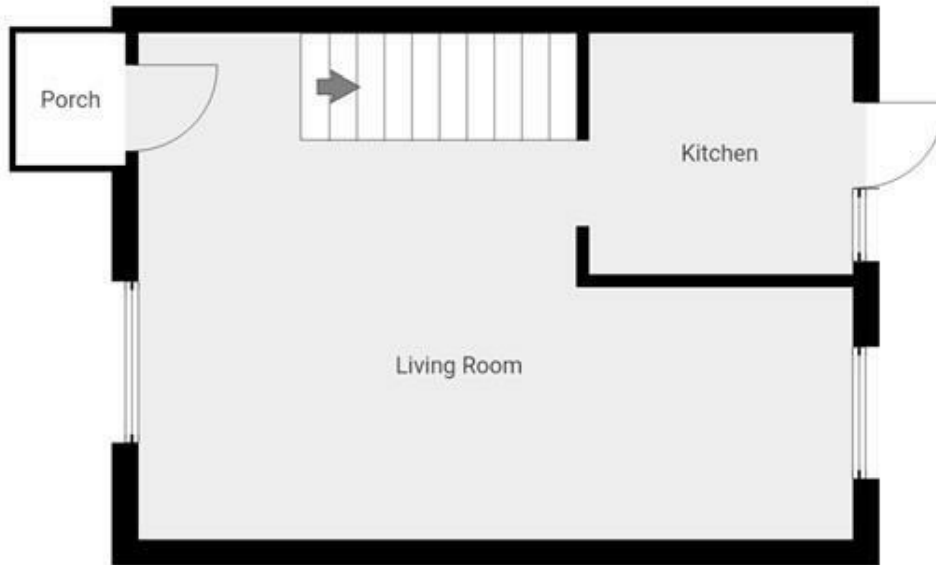
**BEDROOM 10'2 x 9'6**

**BEDROOM 7'3 x 5'9**

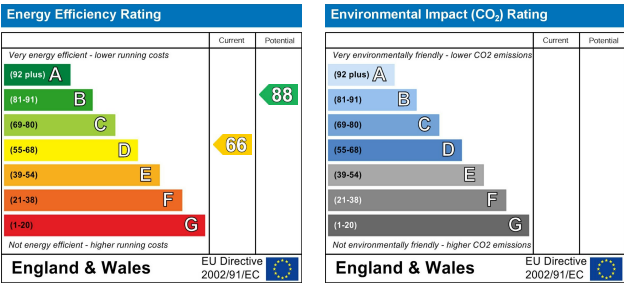
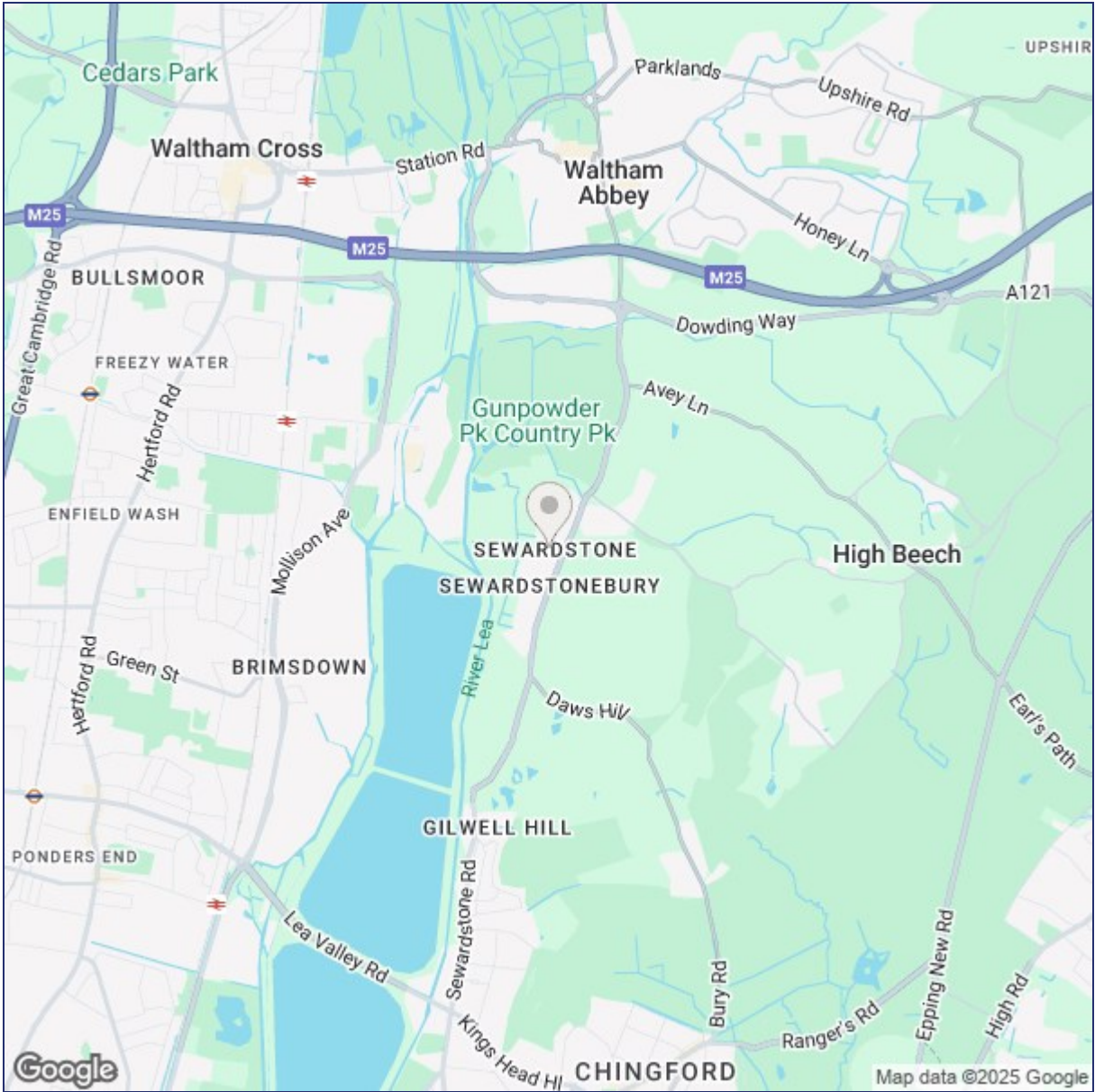
**BATHROOM 7'2 x 5'9**

#### 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.



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

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