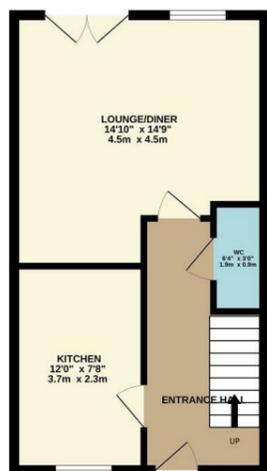


GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, walls and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The correct, agreed and applicable floor level will be noted and no guarantee as to their accuracy or efficiency can be given. Made with Metaplan (2020).

Council: Epping Forest | Council Tax Band: D | Floor Area: 790.00 sq ft

CHURCHILL
estates

King George Way, Sewardstone, E4 7FN
Offers Over £450,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk



MODERN BEAUTY!!! We are delighted to offer this beautiful 2012 built two double bedroom semi-detached house which is situated in this quiet cul de sac in this modern 2011/12 built development opposite the beautiful open spaces of Epping Forest. The property which is being offered with no onward chain benefits from large (17ft x 10ft) attached garage via own driveway, fully integrated kitchen, spacious lounge/diner, lovely approx 35ft x 30ft rear garden, first floor bathroom, additional ground floor bathroom and an early internal viewing is a must to fully appreciate this beautiful home.

NB - THIS PROPERTY IS SUBJECT TO AN ESTATE CHARGE SO CALL THE AGENT ON 020 8529 5500 FOR MORE DETAILS

EPC Rating C

Council Tax Band D

