

Superbly spacious and extended three double bedroom semi-detached house which has been maintained and modernised to the very highest standard.

**CHURCHILL**  
estates



**Sewardstone Road, North Chingford, E4**  
Offers Over £650,000 Freehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



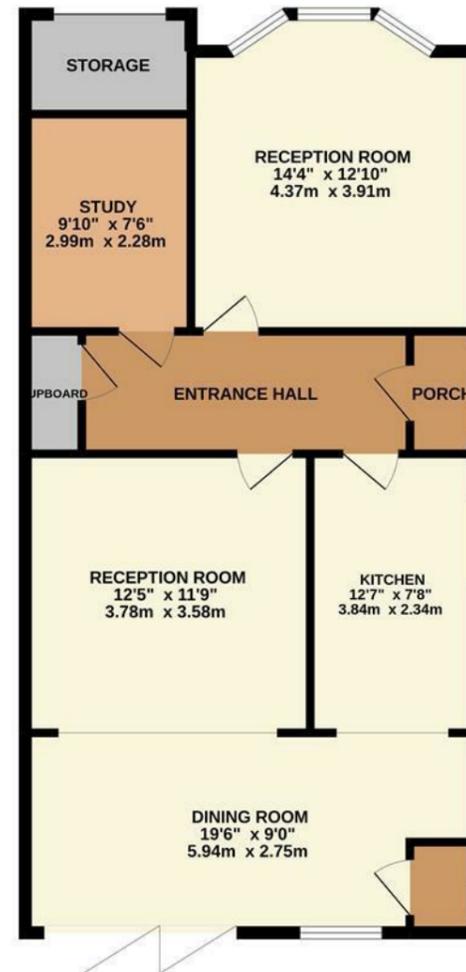
BEAUTY AND STYLE!!! Do not miss out on this superbly spacious and extended three double bedroom semi-detached house which is situated in the sought after North Chingford location. The property which has been maintained and modernised to the very highest standard boasts many fine features including off street parking to front, beautiful summer/outhouse with power lighting and a wc, luxury integrated kitchen, extended dining room, two large reception rooms, spacious first floor family bathroom, additional ground floor wc, approx 45ft rear garden, converted integral garage and we feel would make an ideal family home. So do not delay and call us today for an early internal viewing and to fully appreciate.

EPC Rating D

Council Tax Band E



GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.



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