



Council: Epping Forest | Council Tax Band: D | Floor Area: 796.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(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.



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King George Way, Sewardstone, E4 7FN
Offers Over £425,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

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Welcome to this charming property located on King George Way in the picturesque area of Sewardstone. This modern end-terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bright and airy bedrooms, there is plenty of space for a small family or guests to stay over.

The property features a convenient ground floor cloakroom, ideal for guests and for added privacy. The house is in superb condition, ensuring a hassle-free move-in experience for the new owners.

With a well-maintained bathroom, parking space for one vehicle, and a total of 796 sq ft of living space, this property offers both comfort and practicality. The location is ideal for those seeking a peaceful retreat away from the hustle and bustle of the city, yet still within easy reach of local amenities.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and discover all the potential this property has to offer.

EPC Rating C

Council Tax Band D

