



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

**Waltham Abbey**



## Sewardstone Road, Waltham Abbey

### Offers In Excess Of £550,000 Freehold

- Four-bedroom chalet bungalow
- Large lounge/dining room
- Semi-rural location
- Contemporary bathroom and kitchen
- Plenty of storage space

# Sewardstone Road, Waltham Abbey

Petty Son & Prestwich are delighted to offer this beautiful, four bedroom chalet bungalow, surrounded by open green space, approximately 1.2 miles from North Chingford Station.



Council Tax Band: E



Ideally positioned in a semi-rural setting while remaining conveniently close to the amenities of both Waltham Abbey and North Chingford. Chingford mainline station (approximately 1.2 miles) provides direct links into the City, and the M25 is easily accessible, making this an excellent location for commuters. Both Waltham Abbey and Chingford offer a wide range of shops, restaurants and leisure facilities. Approached via an impressive gravel driveway, the property immediately makes a strong first impression with its immaculate rendered façade. The entrance, located to the side, opens into a spacious and light-filled hallway, from which the accommodation flows effortlessly, creating a wonderful sense of space and balance. The ground floor is presented to an exceptional standard with ceramic tiled flooring and comprises two well-proportioned bedrooms, a generous lounge/dining room, a contemporary fitted kitchen, and a stylish family bathroom. The bathroom is fully tiled in elegant high-gloss cream tiles and features both a large bathtub and a separate shower cubicle. The lounge is warm and inviting, centred around an attractive feature fireplace, and flows seamlessly into the dining area. This space is beautifully enhanced by bi-folding doors that open onto the garden, allowing natural light to flood in and creating an ideal setting for both relaxing and entertaining. The adjoining kitchen is finished in a modern style, with tasteful light grey units, light wooden worktops, and a comprehensive range of integrated appliances, including a double oven. Upstairs, the property offers two further double bedrooms along with useful storage space, making it a versatile home for families or those requiring additional room. Externally, the rear of the property benefits from a large garage and a well-maintained, low-maintenance garden. A raised decking area provides the perfect space for outdoor dining and entertaining, leading down to a lawn bordered by shrubs. Beyond the garden, open surroundings enhance the overall sense of privacy and tranquillity.

EPC Rating: D65

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Living Room**  
11'4" x 21'11"

**Kitchen**  
10'2" x 7'8"

**Bedroom**  
9' x 11'6"

**Bedroom**  
10' x 9'10"

**Bedroom**  
12'1" x 9'11"

**Bedroom**  
9'1" x 9'5"