



P R I M E R E S I D E N T I A L

P R E S E N T S

Sewardstone Road, London



elliott **E | J** james

# Sewardstone Road, London



Nestled on the picturesque Sewardstone Road in London, this remarkable property offers a unique blend of spacious living and serene outdoor beauty. Built in 1981, this home spans an impressive 3,626 square feet and is set on over an acre of land, providing stunning views from the garden that are sure to captivate any nature lover.

The residence boasts six generously sized bedrooms, each designed to offer comfort and privacy. With five well-appointed bathrooms, there is ample space for family and guests alike, ensuring convenience for all. The property features four elegant reception rooms, perfect for entertaining or enjoying quiet evenings at home.

A gated entrance welcomes you to this splendid estate, offering both security and ample off-street parking for multiple vehicles. Additionally, the presence of an annex provides versatile options for use, whether as a guest suite, home office, or studio.

This property is not just a home; it is a lifestyle choice, combining the tranquility of expansive green spaces with the convenience of city living. With its generous proportions and beautiful surroundings, this residence is an exceptional opportunity for those seeking a spacious family home in a desirable location. Do not miss the chance to make this stunning property your own.



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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 3626.00 sq ft	Type House - Detached	Style 1980's
Bedrooms 6	Receptions 4	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band H



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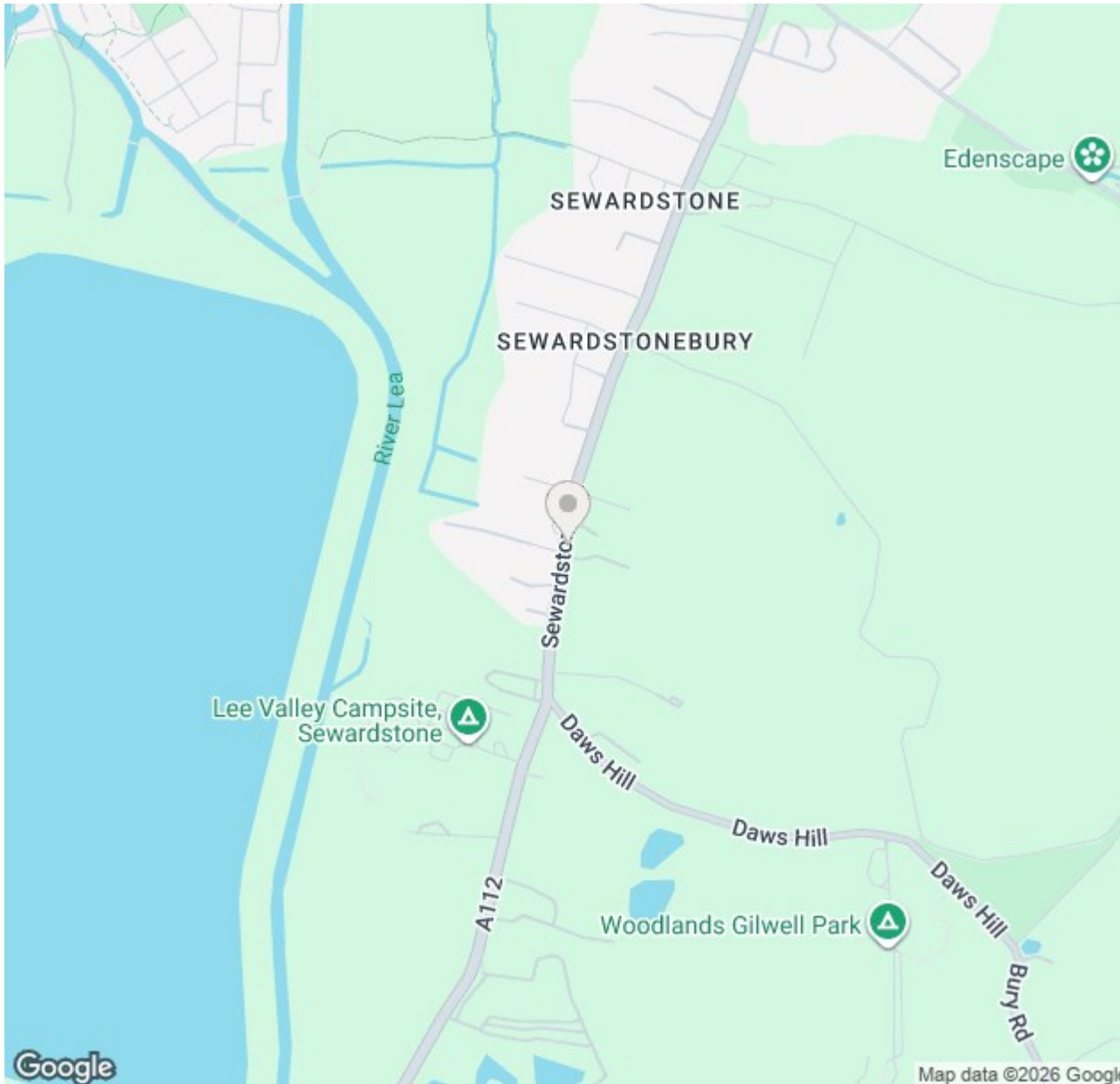




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PRIME RESIDENTIAL

# MAP & EPC



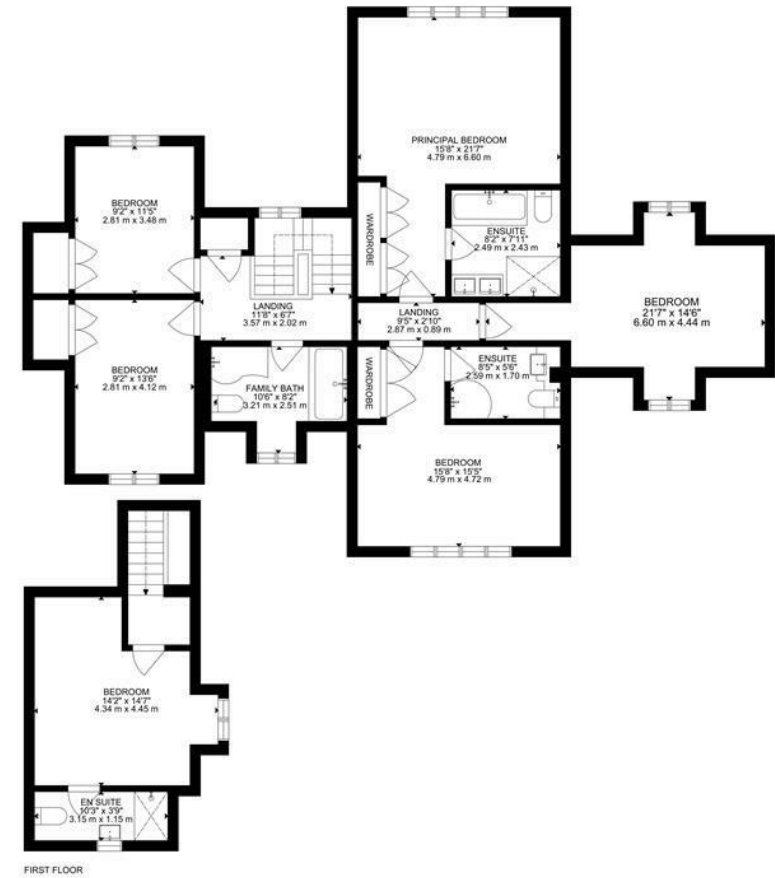
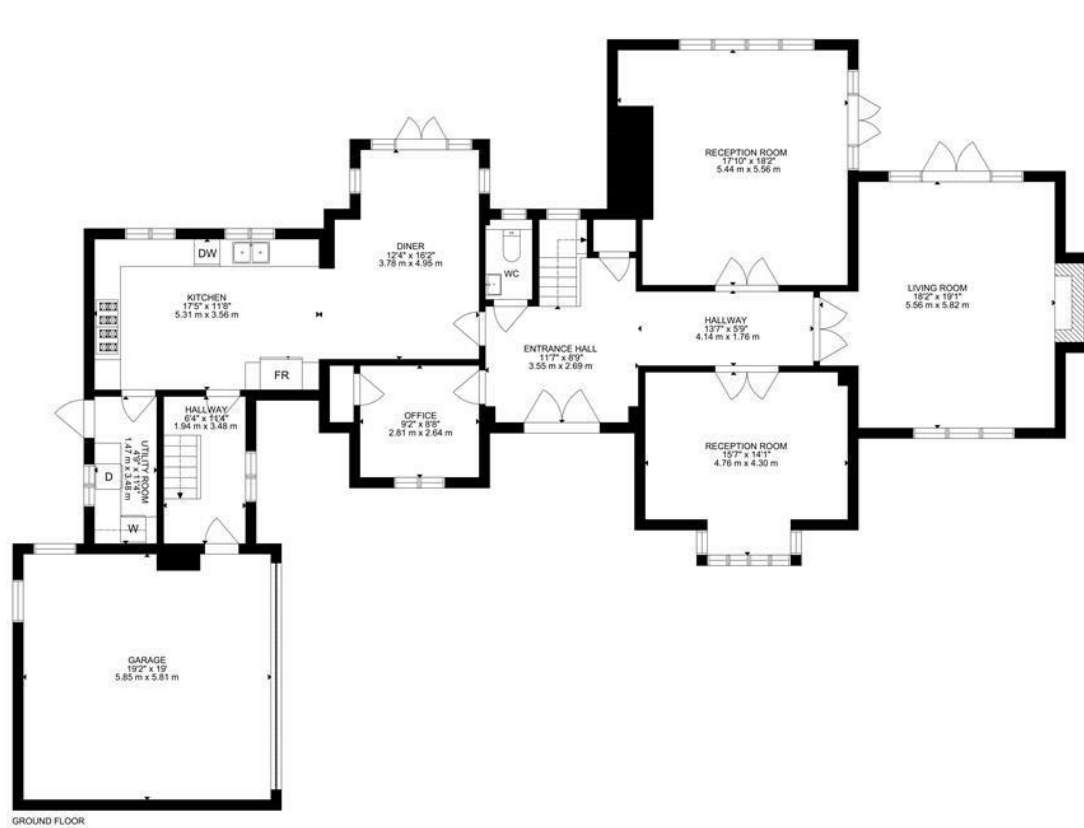
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 161 m<sup>2</sup>, 1732 SQ FT, FIRST FLOOR: 143 m<sup>2</sup>, 1539 SQ FT  
 GARAGE: 33 m<sup>2</sup>, 355 SQ FT,  
 TOTAL: 337 m<sup>2</sup>, 3626 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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