



- BRAND NEW
- PREMIER SPEC THROUGHOUT
- EN-SUITE AND WALK IN WARDROBE
- LUXURY KITCHEN

Lee Valley Campsite (Sewardstone), Sewardstone Road, London, E4 7RA

Asking Price Of £96,000

BRAND NEW Countryside Delux holiday home measuring a generous 40' x 14' on the popular Lee Valley Campsite. External decking with space for table and chairs. Secluded edge of development plot. En-suite shower room and walk in wardrobe. 11 MONTH OF THE YEAR OCCUPATION. CASH PURCHASE ONLY

Sold under licence with Lee Valley Regional Park Authority



Property Description

Brand new and finished to the highest specification we offer this generous 40' X 14' Holiday home an established park with occupation granted for 11 months of the year.

The home itself is set on a rear boundary plot and has a personal decked area to the front and side. We understand from the site that a personal parking space will be added during February 2024 but there is currently free resident parking close by.

The home itself is finished to the highest specification and is offered fully furnished to include a sofa bed in the lounge area for overnight guest.

The living area is open plan with a good size lounge granting access to the to the personal sun deck which extends picturesque views over Lee Valley reservoir. The kitchen is fully fitted with American style fridge freezer, range style oven, washing machine, dishwasher and microwave oven. There are bespoke additions including a wine fridge and wireless charger pad set within the breakfast island.

There are two bedrooms with the master bedroom boasting a walk in wardrobe and personal en-suite shower room.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The unit are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is





the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

12' 3" x 14' 0" (3.73m x 4.27m)

KITCHEN AREA

14' 0" x 8' 8" (4.27m x 2.64m)

INNER HALL

10' 4" (3.15m)

MASTER BEDROOM

10' 5" x 7' 3" (3.18m x 2.21m)

WALK IN WARDROBE

5' 11" x 3' 4" (1.8m x 1.02m)

EN-SUITE SHOWER ROOM

6' 7" x 3' 5" (2.01m x 1.04m)

BEDROOM TWO

9' 4" x 6' 0" (2.84m x 1.83m)

BATHROOM

6' 5" x 5' 7" (1.96m x 1.7m)

PERSONAL SUN DECK



CHARGES

Council tax exempt

Site fees are £3800 (including deck space) which includes water supply and waste water.

High speed broadband is available on site and billed individually to each unit.

*(site fees to be confirmed with site office)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements