



- 43' X 14' RIVINGTON PARK HOME
- EXTENDED WRAP ROUND DECKING
- 11 MONTH OF THE YEAR OCCUPATION
- TWO BEDROOMS

Lee Valley Sewardstone , Sewardstone Road, London, E4 7RA

HOLIDAY HOME FOR SALE on the popular Lee Valley Campsite (Sewardstone). Occupation of 11 months of the year only. Stunning park home measuring 43' x 14. Full wrap round deck. Two bedrooms two bathrooms. Pet friendly site . CASH PURCHASE ONLY

PRICE: £89,995 (LICENCE ASSIGNED BY LEE VALLEY)



Property Description

Set on an excellent plot within Lee Valley Campsite (Sewardstone) we offer this 2019 Rivington holiday home which measures a generous 43' x 14'. The property is presented to an excellent standard throughout and offers a triple aspect lounge with French doors leading onto the personal sundeck. The kitchen diner which is presented with a fully fitted range of high gloss units and breakfast bar offers an American style fridge freezer and integrated dishwasher and microwave. There is space in the dining area for a full size table and chairs.

The master bedroom is a good size and offers a large walk in wardrobe and a full en-suite bathroom with full size bath, WC and pedestal wash hand basin. The second bedroom which is also a double room is supported by the main shower room which presents with an independent shower and white suite

Externally the main grounds are maintained by Lee Valley but this particular property has an extended deck to create a large L shaped useable deck space for your own personal useage. Additionally the rear decking houses the utility shed which provides both storage and plumbing for the washing machine and tumble dryer.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing and the vendors have recently installed air conditioning units in both the main bedroom and



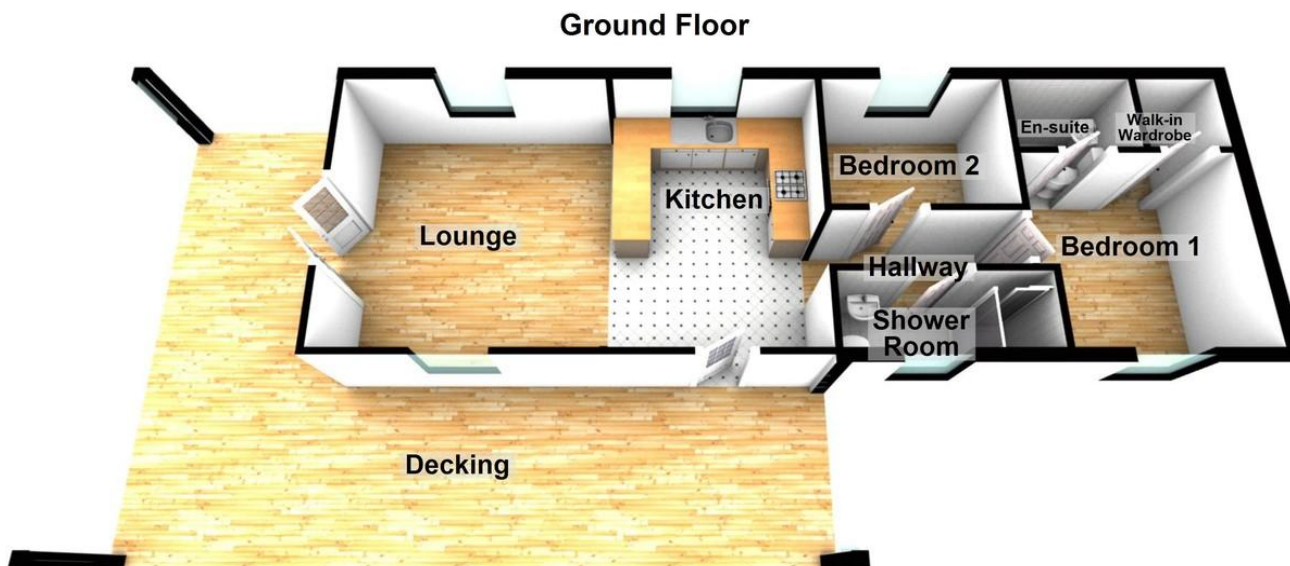


lounge which provide both heating and cooling options.

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

The units 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 on site.



ACCOMMODATION IN BRIEF PROVIDES:

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m)

KITCHEN/BREAKFAST ROOM

13' 0" x 9' 3" (3.96m x 2.82m)

INNER HALL

6' 5" x 0' 0" (1.96m x 0m)

MASTER BEDROOM

9' 9" x 9' 5" (2.97m x 2.87m) Up to the walk in wardrobe

EN-SUITE BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)

BEDROOM TWO

8' 3" x 6' 5" (2.51m x 1.96m)

SHOWER ROOM

7' 9" x 3' 5" (2.36m x 1.04m)

CHARGES

Site fees for this home are £3400 which includes water supply and waste water. TV licence and basic internet services. There is a high grade internet available - fee to be confirmed with site office

No Council tax costs

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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