



Heriot Avenue, Chingford, E4 8AP

£625,000 

PROPERTY SUMMARY

Offering for sale this four bedroom semi-detached house set over three floors situated on a quiet and sought after residential road. The ground floor comprises of a front living room, an open plan modern fitted kitchen with dining and living area, and a ground floor WC. The first floor has three bedrooms (two doubles and one single), along with a four piece contemporary fitted family bathroom suite. From the first floor landing stairs lead to the second floor/loft conversion where you will find the primary bedroom which has an en-suite shower and good storage space. Further benefits include, double glazing, gas central heating and exposed brick feature walls. Externally the rear garden is approximately 72feet in length with side access to the front where you will find off street parking.

Heriot Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Yardley Primary, Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.

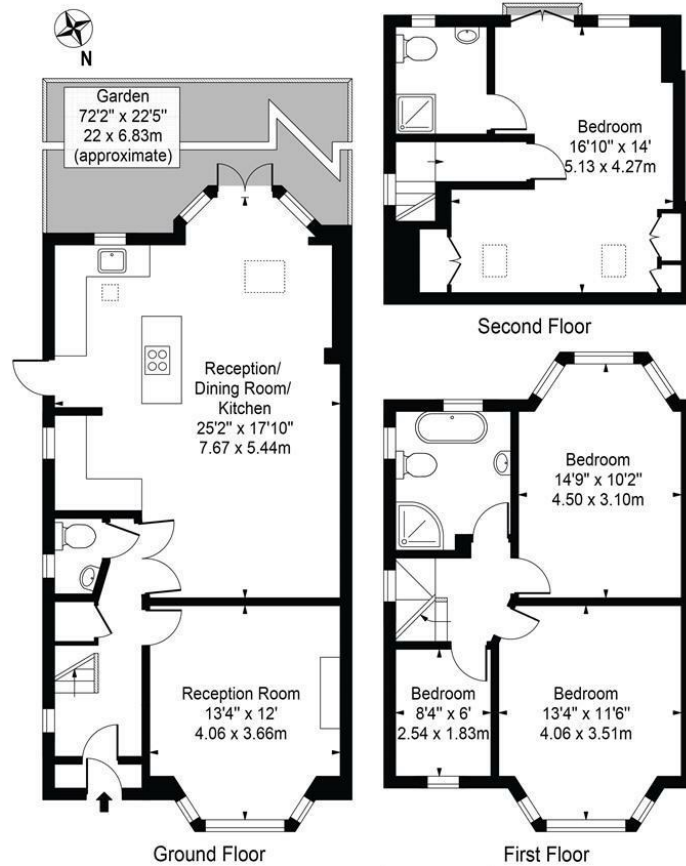








Heriot Avenue, E4 8AP
 Approx. Gross Internal Area 1390 Sq Ft - 129.14 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

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

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



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