



TOTAL FLOOR AREA: 1385sq.ft. (128.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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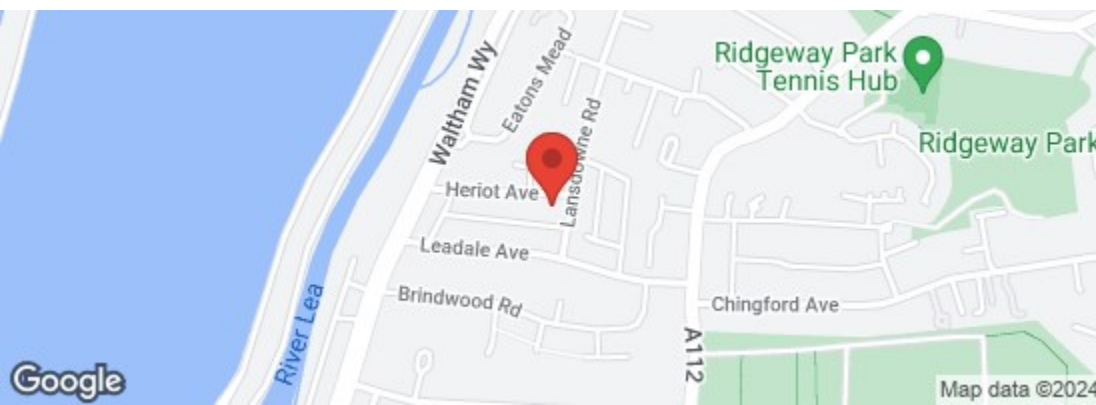
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1385.00 sq ft

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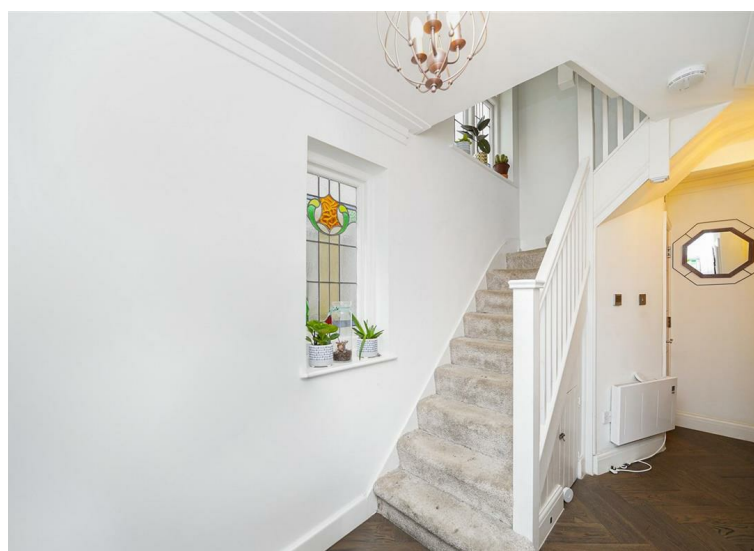
Heriot Avenue, Chingford, E4 8AP
£625,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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

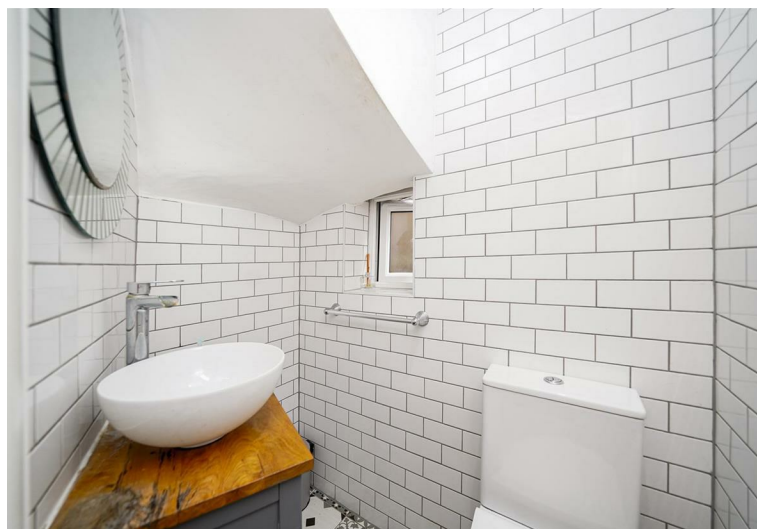


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Welcome to this charming semi-detached house located on the desirable Heriot Avenue in Chingford. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. The large kitchen diner is a standout feature, providing a wonderful space for cooking up delicious meals and enjoying them with loved ones. Additionally, the rear access adds a touch of practicality, making it easy to come and go as you please.

Located in the heart of Chingford, this property offers a perfect blend of tranquillity and convenience. Surrounded by local amenities, schools, and green spaces, it provides an ideal setting for families or individuals looking to settle down in a vibrant community.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property on Heriot Avenue.

