



Heriot Avenue, London, E4

BUTLER & STAG



**Guide price £625,000 - £650,000. An immaculately presented family home in a popular turning in Chingford offering over 1,500 sq ft of internal living accommodation comprising four bedrooms, spacious through lounge, off-street parking plus garage.**



## Freehold

- Extended Four Bedroom Family Home
- Off Street Parking For Two Cars Plus Garage
- Extended Kitchen-Dining Area
- Spacious Through Lounge
- Principal Bedroom With En-suite & Built In Wardrobes
- Immaculate Decroative Oeder Throughout

This charming home is full of space, character, and flexibility, offering everything a modern family needs across three thoughtfully designed floors.

Step inside and you're greeted by a welcoming living room, perfect for cosy evenings. Flowing from here is a dining room, ideal for family meals or hosting friends, and at the heart of the home is a spacious kitchen/diner, a wonderful hub where everyone can gather.

Upstairs, you'll find three comfortable bedrooms and a family bathroom, providing plenty of room for children, guests, or even a home office.

The top floor is a real retreat, a generous principal bedroom with its own en-suite, offering a peaceful sanctuary at the end of the day.

Practical touches include a detached garage and plenty of storage, while the layout of the house gives you the flexibility to grow and adapt as your lifestyle changes.

Living in Chingford offers the best of both worlds for families, a welcoming community atmosphere with easy access to the green open spaces of Epping Forest, perfect for weekend walks, bike rides, and outdoor adventures.

The area is well-served by highly regarded schools, family-friendly amenities, and a variety of local shops, cafés, and restaurants. Excellent transport links make commuting into central London simple, while still being able to enjoy the quieter pace of suburban life. It's a place where families can grow, thrive, and feel part of a vibrant community.





## Heriot Avenue

Approx. Gross Internal Area 145.8 Sq M ( 1569.9 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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