



**Offers In  
Excess Of  
£775,000  
Freehold**

4x  3x  2x 

**Heathcote Grove,  
Chingford, E4**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Stunning property with impressive garden with gated side access
- Electric charging out front
- Close to Chingford station and local bus routes
- Driveway parking for 2 cars
- 4 double bedrooms
- Close to good schools and local parks

## Accommodation

### GROUND FLOOR

Lounge: 15'3 x 15'0 (4.65m x 4.58m)  
 Kitchen/Diner: 26'0 x 20'5 (7.93m x 6.23m)  
 Utility Room: 10'9 x 6'3 (3.28m x 1.91m)  
 Downstairs W/C

### FIRST FLOOR

Bedroom 2: 15'0 x 13'9 (4.58m x 4.19m)  
 En Suite  
 Bedroom 3: 14'0 x 9'4 (4.27m x 2.85m)  
 Bedroom 4: 12'1 x 10'6 (3.69m x 3.20m)  
 Bathroom : 6'1 x 5'5 (1.86m x 1.65m)

### SECOND FLOOR

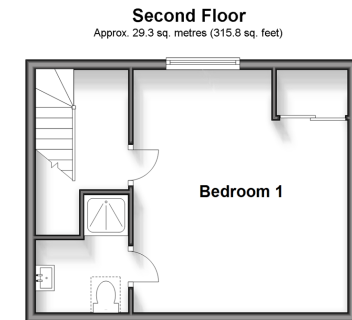
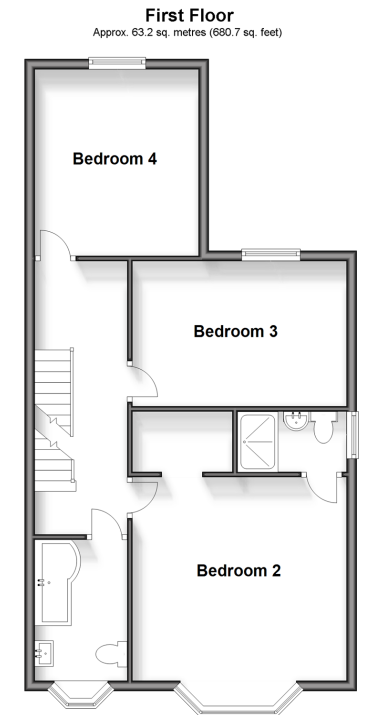
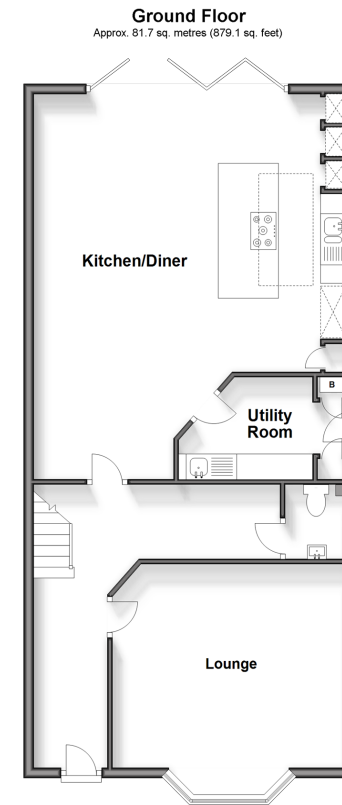
Bedroom 1: 15'8 x 13'9 (4.78m x 4.19m)  
 En Suite

### OUTSIDE

Driveway  
 Rear Garden

**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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