



WHERE STANDARDS MATTER

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### Heathcote Grove, London, E4

\*\*\* Corner plot \*\*\* Three bedroom semi in need of modernisation \*\*\* Two reception room  
\*\*\* Family shower room \*\*\* Conservatory \*\*\* Detached Garage \*\*\* Good sized rear  
garden \*\*\* Potential to extend subject to the usual planning consent \*\*\* Council Tax Band E. EPC  
rating D \*\*

**Asking Price £625,000 (F)**



**Heathcote Grove, London, E4****Reception 1****Reception 2****Kitchen****Conservatory****Bedroom 1**



## Bedroom 2



## Bedroom 3



Heathcote Grove, London, E4

Bathroom



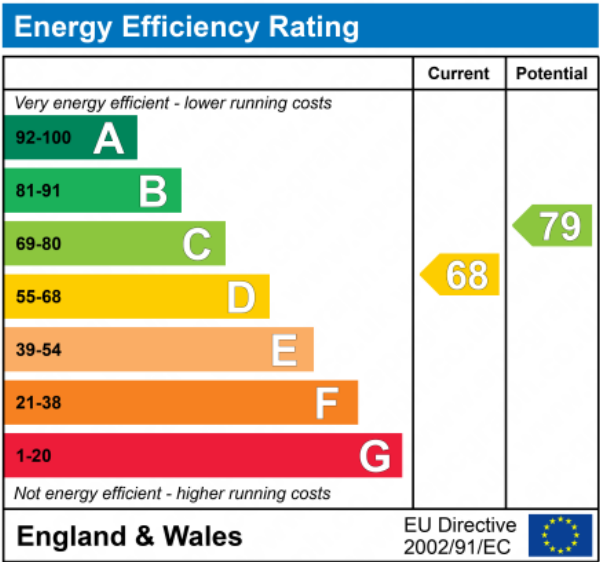
Medium sized Garden



Garage

Parking

Double Glazing



Located in a popular part of Chingford being renowned for its green open spaces nearby, yet being close to Chingford Overground Station which offers direct access into London Liverpool Street, making this location ideal for commuters and families benefiting from excellent local schools, including Yardley Primary and Heathcote School & Science College, as well as access to shops, cafes, and amenities along Station Road.

A rare opportunity to purchase this semi detached family home in need of modernisation and offering two reception rooms, kitchen, large conservatory, three bedrooms (two double, one single) and family shower room, with detached garage in the good sized garden.

This property is situated on a corner plot which could allow it to be extended further, subject to the usual planning consent. It is rare that properties in this location become available, offering the chance to create a home designed specifically to your unique needs and specifications. Council Tax Band E. EPC rating D

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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.