



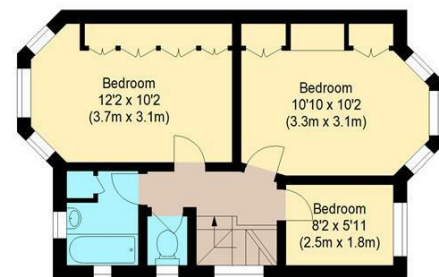
## Directions

## Viewings

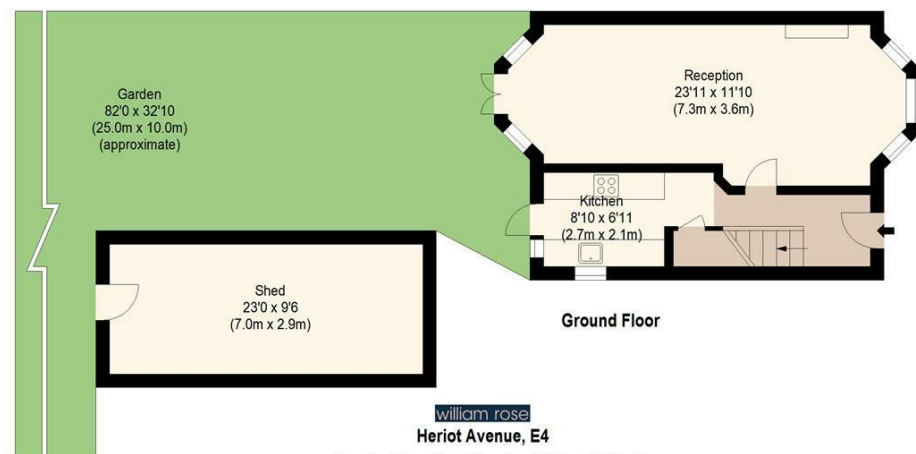
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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	



First Floor



Ground Floor

William rose  
Heriot Avenue, E4

Approximate Gross Internal Floor Area : 85.38 sq m / 919 sq ft  
Shed : 20.35 sq m / 219 sq ft



## 28 Heriot Avenue, Chingford, E4 8AP

Guide Price £575,000

- Three bedroom House
- Garage
- Through lounge
- Chain free
- Potential for further development (stpp)
- Semi detached
- Large garden
- Well maintained
- Drive way parking
- Popular location



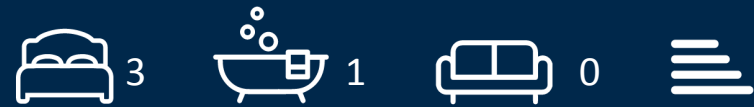
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 4/6/2024

## 28 Heriot Avenue, Chingford E4 8AP

A three bed semie detached family home located on the ever popular Heriot Avenue. Boasting a large mature garden extending to 80 feet, Garage, drive way and offered for sale chain free.



Council Tax Band: E



Upon entering, you are greeted by a warm and inviting atmosphere, with well-maintained interiors that reflect the care and attention given to this home. The spacious living areas provide ample room for relaxation and family gatherings, ensuring a comfortable and welcoming environment.

The well-appointed kitchen is both functional and stylish, providing a perfect space for culinary adventures. Adjacent to the kitchen, the dining area offers a wonderful setting for shared meals and special occasions, further enhancing the home's family-friendly appeal.

Upstairs, three generously sized bedrooms offer peaceful retreats for rest and relaxation. The layout is ideal for growing families, with plenty of space to accommodate everyone's needs. The family bathroom is modern and well-maintained, ensuring convenience and comfort for daily living.

Outside, the property boasts an impressive 80-foot garden, a true oasis for outdoor enjoyment. Whether it's gardening, playing, or entertaining, this expansive space offers endless possibilities for creating your own private haven. Additionally, the home features a garage and a driveway with space for two cars, providing ample off-street parking and storage options.

Situated in the desirable Heriot Avenue, this home enjoys a prime location in Chingford. With excellent local amenities, reputable schools, and convenient transport links, it offers the perfect setting for family life. The quiet, tree-lined street enhances the sense of community and tranquility, making it an ideal place to call home.

Don't miss the opportunity to make this charming 1930's semi-detached house your own. With its excellent condition, generous garden, and prime location, this property is a true gem in Chingford. Schedule a viewing today and experience the perfect blend of classic elegance and modern convenience.