



Total Area (Excluding Garage): 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- Reception 12'0" x 12'9"
- Reception 10'5" x 14'7"
- Kitchen 6'11" x 17'4"
- Bedroom 6'0" x 8'4"
- Bedroom 11'6" x 12'9"
- Bedroom 10'2" x 14'5"
- Bathroom 7'3" x 5'6"
- WC
- Bedroom 10'9" x 19'8"
- Ensuite 5'5" x 9'0"
- Garage 8'4" x 15'7"
- Garden approx. 67'3" x 22'1"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## HERIOT AVENUE, CHINGFORD

### Offers In Excess Of £600,000 Freehold 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- Semi Detached 1930's
- Off Street Parking
- Approx 1286 Sq Ft
- Easy Access to Chingford and Walthamstow
- Private Garage
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Side Access
- Loft Recently Converted

GUIDE PRICE - £625,000 to £650,000. Truly superb three story, four bedroom semi detached house in the ever popular Chingford Mount. With a stunning loft conversion, large rear garden and off street parking thanks to the private garage this is the perfect family home. Your downstairs through lounge is the perfect space for entertaining family and friends, and the views from your loft are breathtaking. You're in a glorious spot here, glance over the reservoir and you're looking at the Olympic heritage Lea Valley Leisure Complex; with state of the art facilities a stone's throw from your door.

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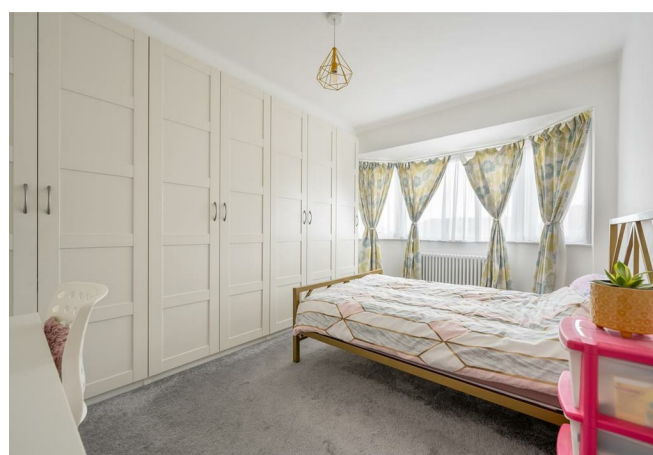
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#### IF YOU LIVED HERE...

This sizeable home offers 1296 square feet of versatile living space. As mentioned, on the ground floor you have a very large through lounge; with a large bay at the front and double doors to the rear leading to the large garden, this room is amazingly light and bright. With light herringbone style wooden flooring that runs from the hallway throughout, fresh white walls and original ceiling coving there is a real sense of charm in this home. The galley style kitchen is wonderfully appointed; wooden floor and wall cabinets adorn the walls, dark marble countertops perfectly compliment the flooring and the appliances are sleekly integrated. You also have direct access to the garden from here. A wonderful outdoor space, you have a huge and perfectly manicured lawn as well as stepping stone style path, the tall fences ensure your privacy.

Back inside, up to the first floor where you find three of your four bedrooms. Two of these rooms are spacious doubles, one of which has some very handy and stylish built-in storage. The third room is perfectly proportioned single, offering the perfect opportunity for a home office or room for younger children. The family bathroom on this floor has a huge tub, perfect for long soaks after busy days, and is styled in a delicate light stone colour.

Ascend the second set of stairs to your state of the art loft conversion. You will love the on-trend dark blue built-in cupboard doors up here, with snugly carpets adding

to the cosy feel, this is a very large room that can accommodate a large bed and home office desk, or a range of furniture options.

With both the reservoirs and Epping Forest on your doorstep you really have a sense of tranquillity whilst still being plugged into Chingford and Nearby Walthamstow. You're perfectly positioned for exploring by bike here, with bike paths running down the river to Walthamstow Wetlands and beyond, to Victoria Park. For connectivity you've got bus routes running a frequent service into Walthamstow via the popular Chingford Mount and across to Chingford Station. The Ofsted rated 'Good' Parkside Primary School is your local school and there is a strong sense of community here.

#### WHAT ELSE?

- Golf fans will be delighted with the proximity to two of the best local courses
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs - why not have a go at Sailing at the King George V Reservoir Sailing Club.
- Head to your new local the Royal Oak, you're sure of a warm welcome especially in the warmer weather when the fantastic beer garden comes to life.



#### WORD FROM THE OWNER...

"Heriot Avenue is a wonderful place to live, and we have thoroughly enjoyed our time here. This is a wonderful true gem of a home in a warm, friendly neighbourhood. With Epping Forest and golf courses on your doorstep - cycling, hiking, golfing, and exploring are only a hop away. In Chingford watching the seasons change is truly magical, in particular from the loft room. We are happy knowing that a new family will make many happy memories here."

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