

Total Area (Excluding Eaves Storage, Garden Room & Garage): 144.1 m² ... 1551 ft²
 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.



HEATHCOTE GROVE, CHINGFORD

Offers In Excess Of £685,000 Freehold 4 Bed House

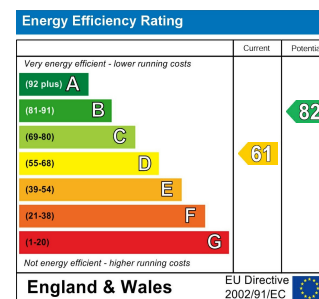


Features:

- Four Bedroom House
- End of Terrace 1930's
- Private Driveway
- Approx 1551 Square Foot
- Easy Access to Chingford and Highams Park
- Downstairs WC
- Garage and Garden Studio
- Circa 85 Foot Rear Garden
- Short Walk to Epping Forest
- Rear Access

An impressively spacious and luxuriously appointed four bedroom 1930s home, arranged across three storeys bursting with colour, character and vintage charm. You have an impressive garden to the rear, plus a private garage and garden studio.

It's all situated in the heart of leafy green Chingford, with easy connections to the North Circular and Epping Forest.



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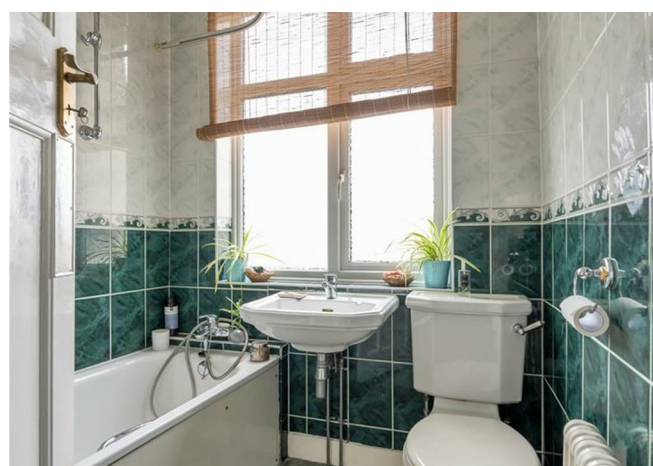
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IF YOU LIVED HERE...

Delightful designer highlights will be everywhere. Step inside and your first lounge is on the right, a charming affair of 180 square feet with a vintage hearth and mantel taking centre stage and a lovely blue colour scheme up to the picture rail. Classic bistro shutters sit on the bay window. Next door you have the second reception room, equally striking in a mix of pristine white and forest green, with dark hardwood floors and another vintage hearth.

This leads into a splendid open plan kitchen/diner, wrapping around the rear of the property and resplendent with a striking yellow statement wall overlooking the dining area, and a handsome suite of teal cabinets in the kitchen. There is an artfully isolated and handy breakfast bar. Step through the French doors for your rear garden – a generous secluded length of patio and lawn ending in your private studio room and garage.

Upstairs, you have a glorious principal bedroom suite to the rear, consisting of a 150 square foot bedroom, with a stained-glass door leading to a charming, tri-aspect en suite with freestanding clawfoot tub below a rainfall shower. Two more bedrooms and your family bathroom complete the first floor, before we head up to the loft conversion, for a vaulted, dual aspect and skylit double bedroom plus another en suite bathroom.

WHAT ELSE?

- You have that private garage for secure, off street parking, and drivers can be at Chingford station in seven minutes, or on the North Circular in just ten.
- Parents will be pleased to find eight 'Outstanding' or 'Good' primary/secondary schools, all within a twenty minute walk. The 'Outstanding' St Mary's Catholic Primary School is just half a mile away.
- From Ridgeway Park less than five minutes' walk away to the great green expanse of Epping Forest that's reachable in twenty, you have no shortage of nature within reach.



A WORD FROM THE OWNER...

"We enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for us. With Epping Forest on our doorstep, cycling, hiking and exploring are only a hop away. The great transport links can take you into the city in less than half hour.

The diversity of options is what makes Chingford great — there are lots of international takeaway restaurants and supermarkets, where we're constantly discovering new tastes and flavours. Being close to Highams Park, Chingford Mount and North Chingford give us plenty of choice and it always seems new things are popping up.

It's a great place to bring up a family, with lots of local spots to keep the little ones busy - soft plays and baby groups, the many paths at Larkwood, riding the steam train in Ridgeway park. There is a real sense of community too, with regular meets for local parents and friendly neighbours."

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Garden
approx. 84'7" x 12'9"

Reception
13'4" x 14'5"

Reception
11'8" x 13'3"

Kitchen/Dinner
17'2" x 15'1"

WC

Bedroom
11'1" x 13'6"

Ensuite
9'10" x 9'8"

Bedroom
12'8" x 14'5"

Bedroom
6'0" x 9'4"

Bathroom
5'11" x 5'10"

Bedroom
19'4" x 17'8"

Ensuite
5'9" x 5'11"

Eaves Storage

Eaves Storage

Storage



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