



Heriot Avenue, Chingford, E4

BUTLER & STAG



Tucked away in a quiet corner of Chingford, you'll find this charming three-bedroom, semi-detached house offering over 1,000 sq ft of internal living accommodation and plenty of potential to extend (STPP)



Freehold

- Three Bedroom Semi Detached House
- Potential To Extend (STPP)
- Four Piece Family Bathroom
- Off Street Parking With Garage
- Built In Wardrobes In Two Bedrooms
- Walking Distance To Good Local Schooling (Primary & Secondary)

This beautifully presented three-bedroom home offers a perfect blend of character and functionality, set across two floors with the added benefit of an outbuilding/garage.

The ground floor features a welcoming hallway leading into a spacious dining room with a charming bay window, ideal for family meals and entertaining. To the rear, the bright living room enjoys views over the garden and flows seamlessly into a well-equipped kitchen.

Upstairs, the property offers three bedrooms, including two generous doubles – both double bedrooms come with a bay front and a third single, perfect as a nursery, study, or guest room. A well-appointed family bathroom completes the first floor.

Outside, the property benefits from an outbuilding/garage providing secure storage or potential workshop space.

With approximately 1,003 sq. ft. of internal accommodation plus the garage, this home is well-suited for families, professionals, or anyone seeking versatile living space in a desirable location.

Living in Chingford offers the perfect balance between city convenience and green open space. Nestled on the edge of Epping Forest, residents enjoy miles of woodland walks, cycling routes, and scenic views, while still benefiting from excellent transport links into Central London.

The area boasts a friendly community atmosphere, with a mix of independent shops, cafés, and restaurants, as well as well-regarded schools and local amenities. Whether you're drawn to its leafy surroundings, village feel, or easy access to the city, Chingford is an ideal place to call home.





Heriot Avenue

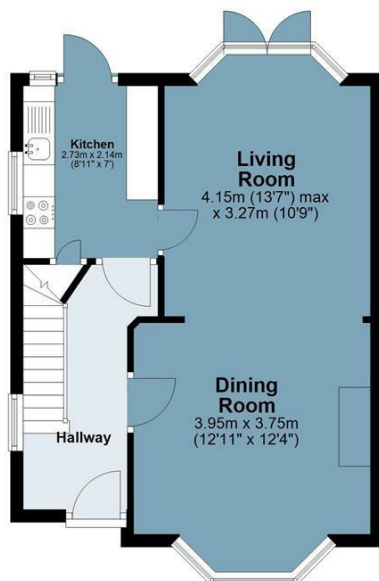
Approx. Gross Internal Area 93.2 Sq M (1003 Sq Ft)

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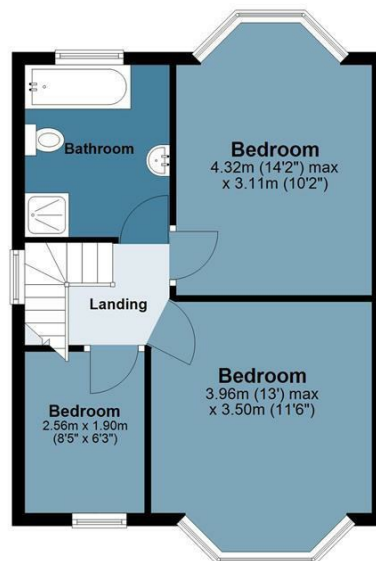
Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



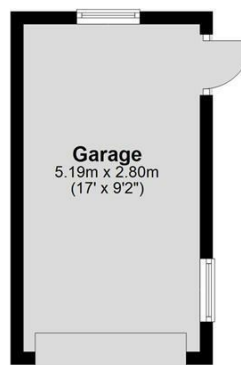
First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Outbuilding

Approx. 14.5 sq. metres (156.4 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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