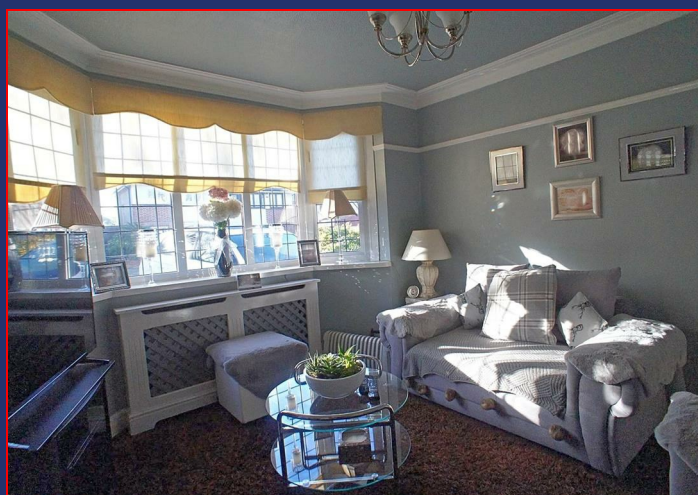


86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Heriot Avenue, E4 8AP



**Guide Price £530,000 Freehold**

\*\*\* 2 BEDROOM SEMI-DETACHED HOUSE \*\*\*

\*\*\* POTENTIAL TO EXTEND STPP \*\*\* OFF STREET PARKING  
\*\*\*

Kings of Chingford are delighted to offer to the market, this well presented two bedroom semi-detached family home.

Situated on peaceful, leafy residential road you are just 5 min walk to local amenities and boasting great transport links being just a short distance from Chingford station and the A406. This property also falls into the catchment area for some great local schools.

The residence itself is arranged over two floors. The ground floor is comprised of a separate living room and dining room, kitchen and a substantial conservatory to the rear. The family bathroom is also located on the ground floor and has been finished with a modern white three piece suite.

To the first floor you have two generous double bedrooms, both of which boast ample built in storage.

To the front of the property you have a block paved driveway with space for 2 vehicles. To the rear you have a partially paved, partially decked garden with a garage space. The garage is current being used as storage but has the option to be converted to a home office.

This property offers a huge amount of potential to be extended STPP and is ideally suited to first time buyers looking to put their own stamp on their new home.

Call our office now to arrange your viewing and avoid disappointment.

Tenure - Freehold.

EPC - TBC.

Council Tax Band - D.

**LIVING ROOM 12'06 x 11'09**

**DINING ROOM 14'01 x 11'10**

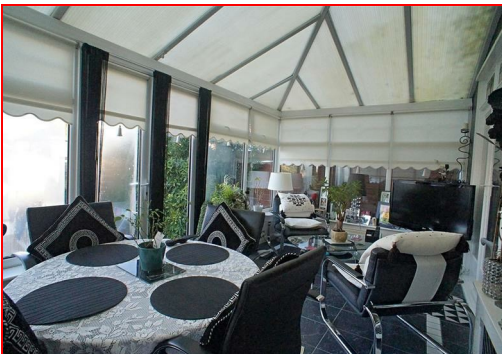
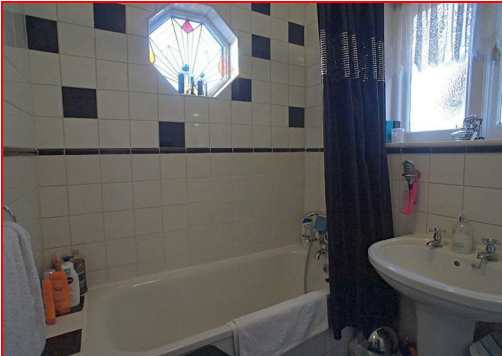
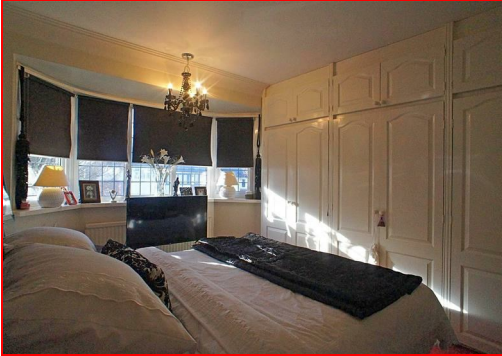
**KITCHEN 10'00 x 7'07**

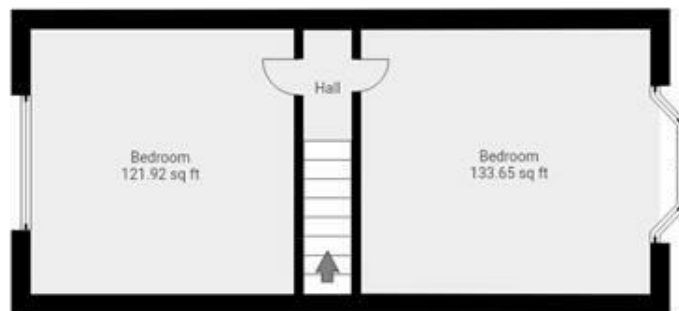
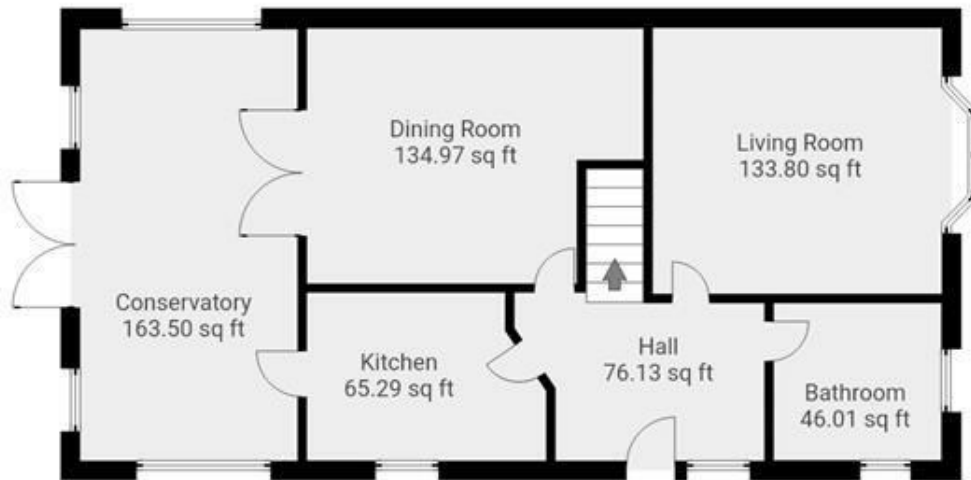
**BATHROOM 7'01 x 6'01**

**BEDROOM ONE 12'08 x 11'10**

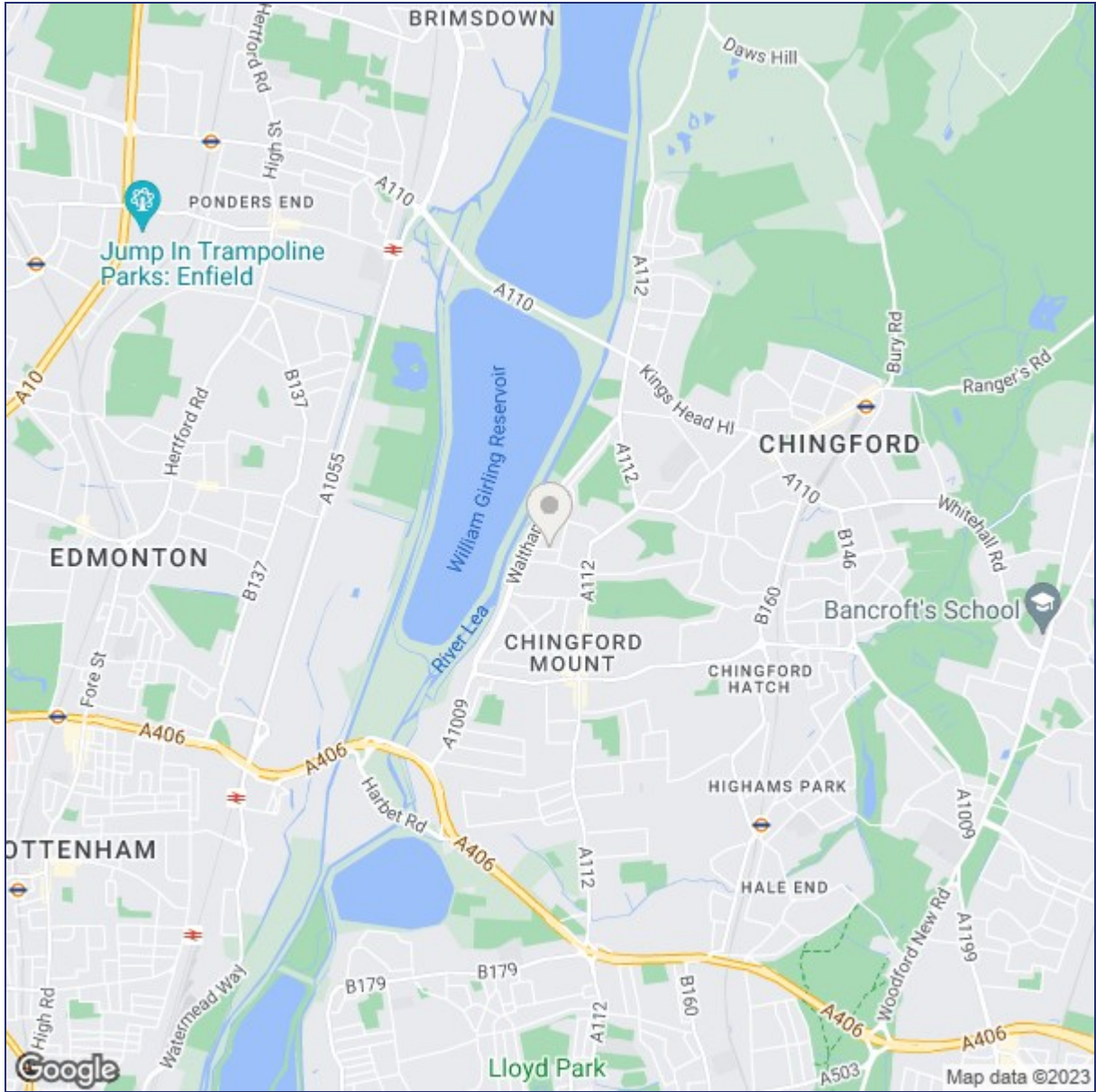
**BEDROOM TWO 11'10 x 11'00**

**GARAGE**





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

