



Total Area (Excluding Eaves Storage): 93.6 m<sup>2</sup> ... 1007 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  
16'4" x 14'4"

Bedroom  
9'9" x 8'2"

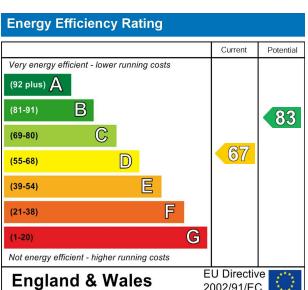
Bedroom  
9'9" x 4'11"

Bathroom  
5'4" x 8'0"

Kitchen  
10'3" x 10'4"

Bedroom  
13'2" x 20'2"

Ensuite  
5'2" x 9'1"



## HEATHCOTE GROVE, CHINGFORD Offers In Excess Of £425,000 Leasehold 3 Bed Maisonette



### Features:

- Three Bedroom First Floor Maisonette
- 1930s Mid Terrace
- Large Private Garden
- In Close Proximity to Epping Forest
- A short Walk to Chingford Station
- Approx 1007 Square Foot
- Loft Converted With En Suite
- Own Front Door

Spread out over two floors, this spacious three-bedroom maisonette enjoys an enviable location with easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Coming in at over 1000 square foot, it also offers a large west-facing rear garden and sole-use front door, while inside you'll find a bright reception, separate kitchen and two bathrooms, as well as ample storage, period features and smart decor.

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#### IF YOU LIVED HERE...

Thanks to your first and second floor positioning, you'll love the tranquility that comes with the sky views. As well as being energy efficient, the height also ensures plenty of natural light, something you'll really appreciate in your spacious reception room, where you'll also find smart decor, soft carpeting and bespoke carpentry.

The kitchen is just as polished, with sleek units and an integrated oven/hob. As for the first-floor bathroom, you can enjoy spotless tiling, pristine fittings and just the right amount of vintage charm. Meanwhile, the two bedrooms on this floor are just as smart.

You'll love being able to spread out over two floors - the master bedroom in the converted loft will be a fantastic retreat. As well as a beautiful en-suite with walk-in shower, it offers plenty of eaves storage.

You'll love the sun-trap balcony at the rear, where you can admire the rest of your well-maintained south-facing garden, complete with a lush lawn.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station is 1.1 miles away, where you can whizz into Liverpool Street on the Weaver Overground line in less than 30 mins (one of the reasons this area is so

popular).

Chingford itself has a thriving food and drink scene. Looking for a recommendation? Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. London's oldest Thai restaurant, Patpong Thai is another favourite with the locals.

You're also mere metres from Ridgeway Park, home to the Chingford & District Model Engineering Club, where you can ride on the model railway on Sundays.

#### WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why Chingford is so popular with young families.

- Drivers can be on the M25 or North Circular in around 10 minutes.

- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's a 15 mile stroll away.



#### A WORD FROM THE OWNERS....

"We have loved our time here, it's been perfect for our young family. It's a short walk to lots of parks (Ridgeway park is very close) and Epping forest is so great to take our children out to and for our own exercise and walks. It's very close to Chingford Mount and Chingford North so there are lots of shops. Highams Park station and Chingford station are equal distance away, you can be in central London in only 20 minutes. If you are into gym/exercise Nuffield Health and Chingford leisure centre are very close by."

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