

Reception Room
15'11" x 11'10"

Kitchen
8'11" x 8'10"

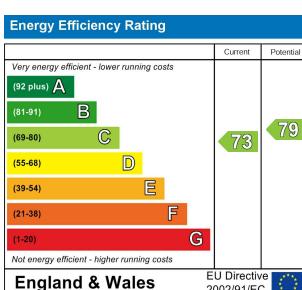
Bedroom
16'6" x 11'2"

Bedroom
11'7" x 6'5"

Bathroom
8'10" x 6'6"

Garden
49'2" x 22'11"

Garage
19'5" x 8'9"



HEATHCOTE GROVE, CHINGFORD

Asking Price £400,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Ground Floor
- Easy Access to Chingford and Highams Park Stations
- Approx. 664 Square Foot
- Chain Free
- Private Garage
- Circa 50 Foot Private Garden
- Moments from Ridgeway Park

Set on the ground floor, this two-bedroom maisonette boasts a prime location within easy reach of both Chingford and Highams Park, as well as the ancient woodlands of Epping Forest.

Coming in at 664 square feet, it offers a bright reception room, separate kitchen, and bathroom, all complemented by tasteful features and smart decor. Outside, you'll enjoy your own 50 foot west-facing garden, plus the added bonus of a garage and sole-use front door. It's on the market chain-free too.

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IF YOU LIVED HERE...

You'll love the convenience and privacy of ground floor living, with direct access to your generous west-facing garden. The reception is flooded with natural light and finished with smart decor and a considered feature wall, while the kitchen provides sleek units and smart fittings.

The two bedrooms (both doubles) are spotless, and the bathroom comes with both a freestanding tub and separate shower. With the bonus of your own garage (accessed from a private road), you'll have the flexibility to store your car or extra items to reduce clutter elsewhere.

It's all just moments from Epping Forest for wholesome weekend strolls (with the incentive of a drink at the end), while Chingford and Highams Park stations are easily accessible, where you can whizz into Liverpool Street on the Weaver Overground line in roughly 25 mins.

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, while the Vogue-endorsed Gina is the latest hot spot to be seen at.

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/Highams Park are 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 min stroll away.



A WORD FROM THE EXPERT.....

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?"

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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