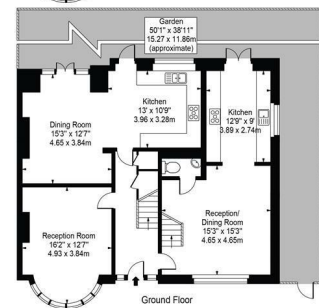
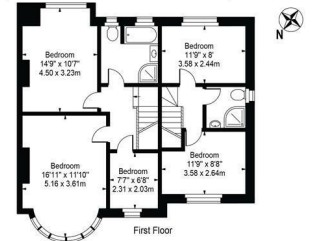




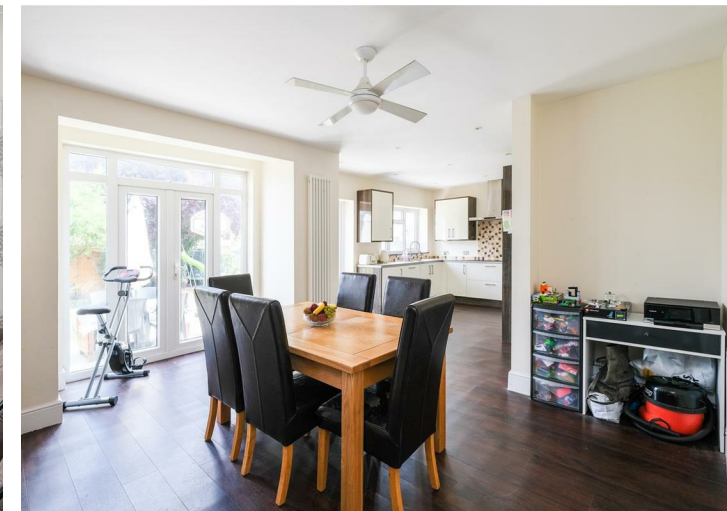
Superbly spacious and extended five bedroom semi detached house with a fully self contained annexe.



Heathcote Grove, E4 6SB
Approx. Gross Internal Area 1836 Sq Ft - 170.57 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or as the basis of any sale or let.



Heathcote Grove, North Chingford, E4 6SB Offers Over £850,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	85
EU Directive 2002/91/EC		



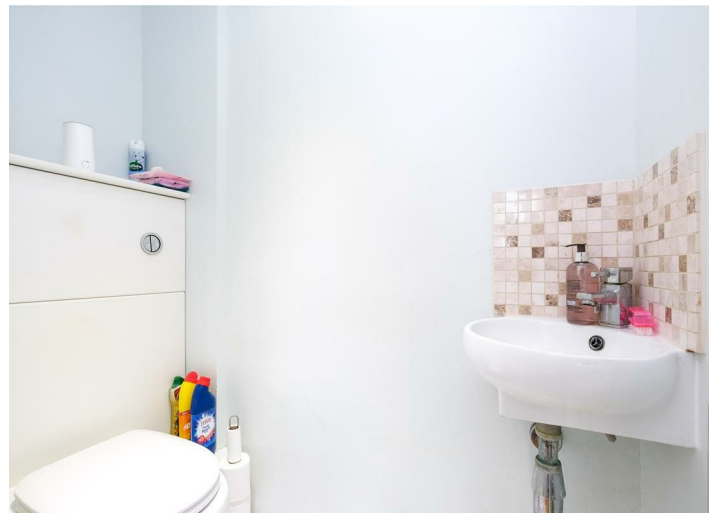
Freehold
EPC Rating C
Council Tax Band E

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk



FULLY SELF CONTAINED ANNEXE!!! Superbly spacious five bedroom semi-detached house which incorporates a fully self contained annexe with kitchen, lounge, bathroom, two bedrooms and ground floor WC. The property which has been well maintained and modernised benefits from newly block paved frontage with ample off street parking, approx 50ft x 40ft rear garden with large side access, large extended and fully integrated kitchen/diner, separate heating controls for the main house and the annexe, first floor family bathroom, additional shower room, ground floor cloakroom and we feel would make an ideal family home.

EPC Rating C

Council Tax Band E

