

DO NOT MISS OUT!!! Spacious three bedroom semi-detached house (Two bedrooms have been knocked into

**CHURCHILL**  
estates



**Heathcote Grove, North Chingford, E4 6SB**  
£600,000 Freehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



Entrance Hall

Through Lounge  
24'4 x 11'8

Kitchen  
12'4 x 8'3

Conservatory  
13'2 x 7'8

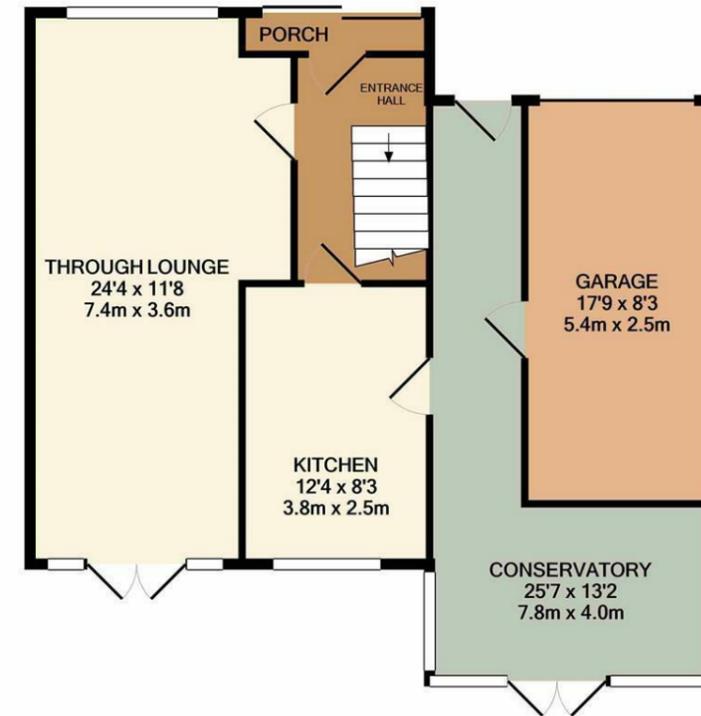
Bedroom One (and Bedroom Three)  
18'0 x 12'5

Bedroom Two  
10'10 x 9'10

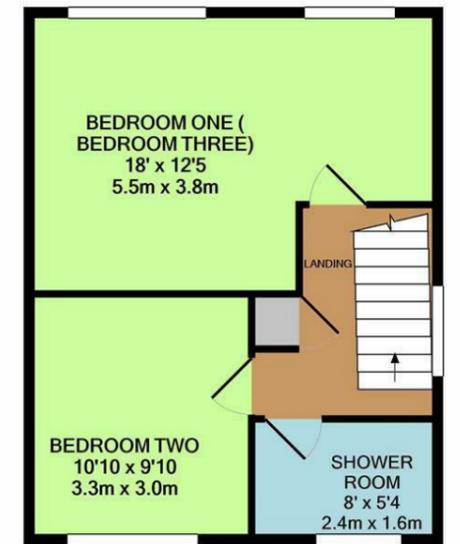
Shower Room

Rear Garden  
approx 50' x 30'

DO NOT MISS OUT!!! SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE (Two bedrooms have been knocked into one) which is situated in the sought after North Chingford location and is ACCESSIBLE TO ALL LOCAL AMENITIES. The property which is being offered with NO ONWARD CHAIN benefits from



GROUND FLOOR  
APPROX. FLOOR  
AREA 746 SQ.FT.  
(69.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 SQ.M.)

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  
Made with Metropix ©2021

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		EU Directive 2002/91/EC	



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.

**CHURCHILL**  
estates

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)