



Kings Head Hill, North Chingford, E4 7LY

ASKING PRICE
£785,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this delightful and tastefully decorated four bedroom end of terrace 1930's house situated in North Chingford. Upon entering via the double doors into the hallway, you will then find a spacious front living room with a feature fireplace. The rear of the property has been extended offering an open plan room which has a contemporary fitted kitchen with a dining and living area. There is also a ground floor cloakroom before entering the garden via French doors onto a decked patio area which then leads down to the garden which is mainly laid to lawn. At the rear of the garden the vendor has had a spacious garage built which is access via a service road on Pole Hill Road. The first floor of this property has three bedrooms and a larger than average luxury bathroom with a freestanding designer bath and walk in shower. The second floor / loft conversion boast a further double bedroom with an en-suite shower room along with storage space in the eaves.

Kings Head Hill is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.





A large, double-door refrigerator with a grey finish. The top of the refrigerator is decorated with several magnets, including a colorful floral design, a small figurine, and several photographs of people. The refrigerator has two vertical handles and a control panel on the left door.

Light-colored, shaker-style cabinets with a white subway tile backsplash. The cabinets are arranged in a U-shape, including a tall cabinet for a range hood and a glass-fronted cabinet. A countertop with a sink and a modern faucet is visible. A black coffee maker and a red box are on the counter. A white trash bin is located near the window.

A large, rectangular island with a grey countertop and a dark brown base. The island features a white sink with a modern, chrome faucet. The island is positioned in the center of the kitchen, providing a workspace and a breakfast bar area.

A round, gold-colored clock with a white face and black numbers, mounted on the wall near the window. The clock has a simple, elegant design.

A large, blue-framed window or glass door that provides a view of a residential area with red-roofed buildings and greenery. The window is set into a light-colored wall and has a wooden deck visible outside.

Three pendant lights with white, globe-shaped shades and black cords, hanging from the ceiling. The ceiling also features several recessed circular lights. The lighting is warm and modern.





Kings Head Hill- E4

Approximate Gross Internal Area 152 sq. m. / 1636 sq. ft. (excluding garage and garden)
Approximate Total Gross Internal Area 182.5 sq. m./ 1964 sq. ft. (excluding garden.)



LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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