



Kings Head Hill, North Chingford, E4 7NU

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £650,000 to £675,000.

Offering for sale this well presented 1930's three bedroom semi detached house situated within easy reach of Station Road in North Chingford. Added benefits include a through lounge, an extended modern fitted kitchen with dining area, a modern fitted bathroom, double glazing, gas central heating, garage, private driveway and large rear garden. The property has potential to be extended further to the side as well as adding a loft conversion, subject to planning consent.

Kings Head Hill is a short walk to 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 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 just up the road.

In our opinion this property would make a wonderful family home with many schools being nearby and viewing is highly recommended to be fully appreciated.

3



1



1

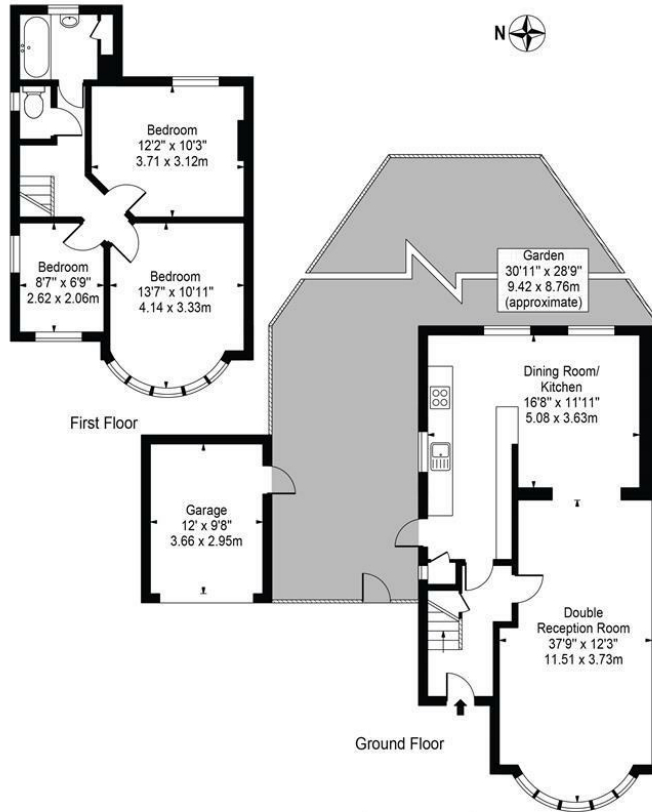








Kings Head Hill,
 North Chingford, E4 7NU
 Approx. Gross Internal Area 1027 Sq Ft - 95.41 Sq M
 (Excluding Garage)
 Approx. Gross Internal Area Of Garage 116 Sq Ft - 10.78 Sq M



For Illustration Purposes Only - Not To Scale

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 be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

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			
(69-80) C			
(55-68) D			
(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



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk