



Kings Head Hill, Chingford, E4

BUTLER  STAG



**GUIDE PRICE - £450,000-
£475,000**

A charming and well-presented home in a desirable North Chingford location is being offered with no onward chain, perfect for first-time buyers.



Freehold

- No Onward Chain
- Well Presented Throughout
- Private Rear Garden
- North Chingford Location
- Shaker Kitchen With Integrated Appliances
- Walking Distance To Station Road & Chingford Underground

Nestled in the heart of North Chingford, this delightful two-bedroom house is the perfect starter home for first-time buyers. Offering a warm and inviting atmosphere, the property features a beautifully designed shaker-style kitchen with integrated appliances, ideal for modern living. The bright and airy living space leads to a private garden, perfect for outdoor entertaining or relaxing in a peaceful setting. Situated in a sought-after location with excellent transport links, local amenities, and green spaces nearby, this chain-free home presents a fantastic opportunity to step onto the property ladder.

Living in North Chingford offers a charming blend of suburban tranquility and easy access to nature, making it a desirable spot for families and professionals alike. Situated on the edge of Epping Forest, the area provides plenty of green space for outdoor activities, from scenic walks to cycling trails. Station Road, the main high street, is lined with independent cafes, restaurants, and boutique shops, giving the neighborhood a welcoming, village-like feel. Transport links are excellent, with Chingford Station providing direct trains to London Liverpool Street in under 30 minutes, making commuting into the city convenient. The area also boasts well-regarded schools and a strong sense of community, making it an attractive place to settle down while staying connected to the capital.

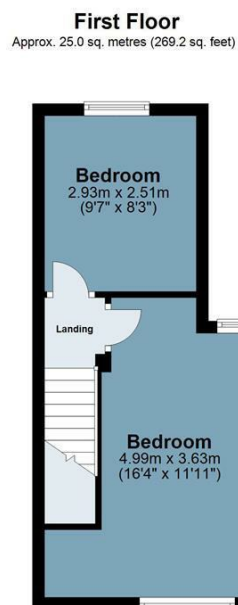
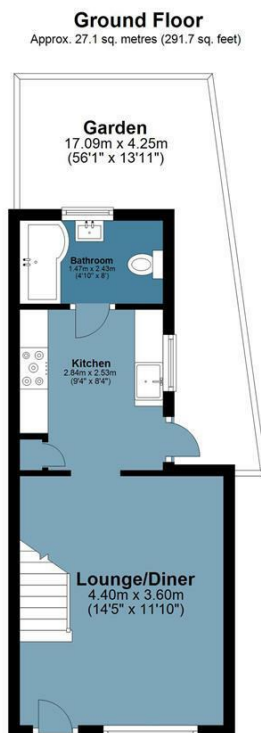




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Approx. Gross Internal Area 52.1 Sq M (560.9 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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