

## Directions

## Viewings

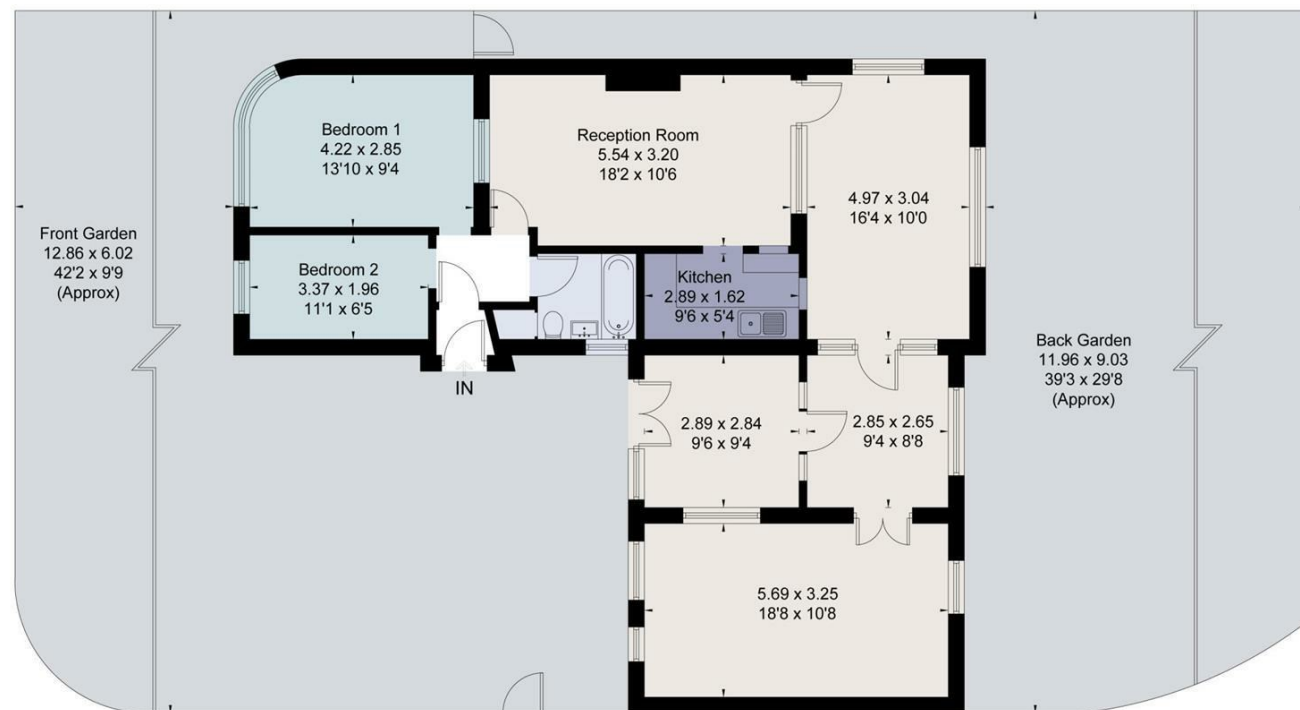
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 105.3 sq m / 1133 sq ft  
For identification only. Not to scale.  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 319545



## 128 Kings Head Hill, London, E4 7NU

Offers In Excess Of £500,000

- 3 bedrooms
- Ideal for INVESTORS
- Close to station
- No chain
- Parking
- Detached
- Corner plot
- In need of planning permission
- Close to good schooling
- Popular location



## 128 Kings Head Hill, London E4 7NU

**CASH BUYERS ONLY** Situated on a wide plot is this 3 bedroom detached bungalow which is in need of complete refurbishment. Huge potential for investor subject to the correct planning permission.



Council Tax Band: G

### CASH BUYERS ONLY

Located on the corner of Kings Head Hill and Holly Drive is this 3 bedroom detached bungalow which is an ideal purchase for an investor to utilise the corner plot (subject to planning).

The property is very run down and in need of complete renovation

The property is conveniently situated 0.5 miles from Station Road in North Chingford. Amenities here include independent boutiques and beauty salons, restaurants and bars, supermarkets (Tesco Express & The Co-op) and coffee shops (Cafe Nero & Costa Coffee)

Chingford overground station is approximately 1 mile away and offers direct links into Liverpool Street. It is worth mentioning that one of the stops on the Chingford Line is Walthamstow where the tube line (Victorian Line) can be picked up.

For the outdoor types local amenities include Epping Forest which offers a huge area to exercise the dog or for that Saturday morning run, Chingford Golf Club and Chingford Leisure Centre.

Motorists are well served by the close proximity of the M25, Junction 26 (approximately 5 miles) and M11, Junction 4 (approximately 4 miles)

A further variety of amenities can be found in the neighbouring towns of Buckhurst Hill, Loughton, Epping, Chigwell and Woodford.

E.P.C Rating: G

Council Tax: Band: (Waltham Forest Borough band G)

Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All

dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.