



Kings Head Hill, North Chingford, E4 7JG

OFFERS IN EXCESS OF
£575,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this larger than usual end of terraced house situated in North Chingford. The property benefits from three well proportioned bedrooms and a family bathroom on the first floor. The ground floor has a spacious living room leading onto the conservatory, a separate dining room, a modern fitted kitchen, utility area, ground floor WC and integral garage. There is a very good sized rear garden with a detached outbuilding/garage which can be accessed via a service road, plus off street parking for several cars to the front aspect.

Kings Head Hill is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (Weaver Line) with direct access into Liverpool Street. You can also inter-change on to the Underground 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 at the top of Pole Hill Road for when you fancy a tranquil walk. The property is conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Chingford Foundation secondary/sixth form school.

In our opinion this property will make an excellent family home. Viewing is highly recommended.

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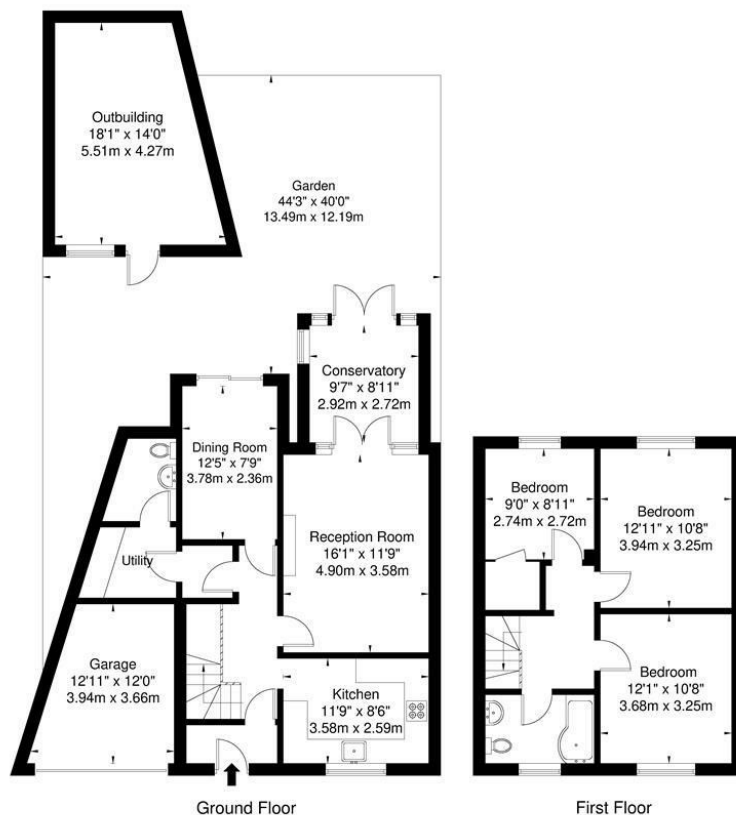






Kings Head Hill London, E4 7JG

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft
 Outbuilding = 19.6 sq m / 210 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 145.8 sq m / 1568 sq ft



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, 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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(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

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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