

Kings Head Hill, North Chingford, E4 7LY

GUIDE PRICE
£700,000

Coultons

PROPERTY SUMMARY

Guide Price £700,000 to £725,000
Presenting this spacious four-bedroom 1930s mid-terraced house, arranged over three floors and offering approximately 1,589 sq ft (147.7 sq m) of accommodation, ideally located in North Chingford. The property features a generous front reception room with a feature fireplace, a modern open-plan fitted kitchen with adjoining dining area, a utility room, a first-floor family bathroom, and an en-suite bathroom serving the loft bedroom. Additional benefits include double glazing and gas central heating throughout.
Externally, the property boasts a rear garden extending to approximately 100 ft, predominantly laid to lawn, with a garage positioned at the rear and accessed via a service road from Pole Hill Road.
There is also excellent potential to extend the property to the rear (subject to the usual planning consents), offering scope to further enhance the living space.
Kings Head Hill is conveniently situated just a short walk from Station Road in North Chingford, home to a wide range of independent retailers, cafés, bars, and restaurants offering diverse dining options. Local amenities include Co-op and Tesco Express. Public transport links are strong, with nearby bus routes and Chingford Overground Station located just around the corner providing direct access into Liverpool Street, as well as easy interchange to the Victoria Line at Walthamstow Central (Zone 3).
Perfectly positioned between urban convenience and natural surroundings, the area offers immediate access to the expansive green spaces of Epping Forest, ideal for scenic walks and outdoor recreation. The property is also well placed for reputable local schools, including Chingford CofE and St Mary's Primary.
In our opinion, this property represents an excellent family home and must be viewed to be fully appreciated.

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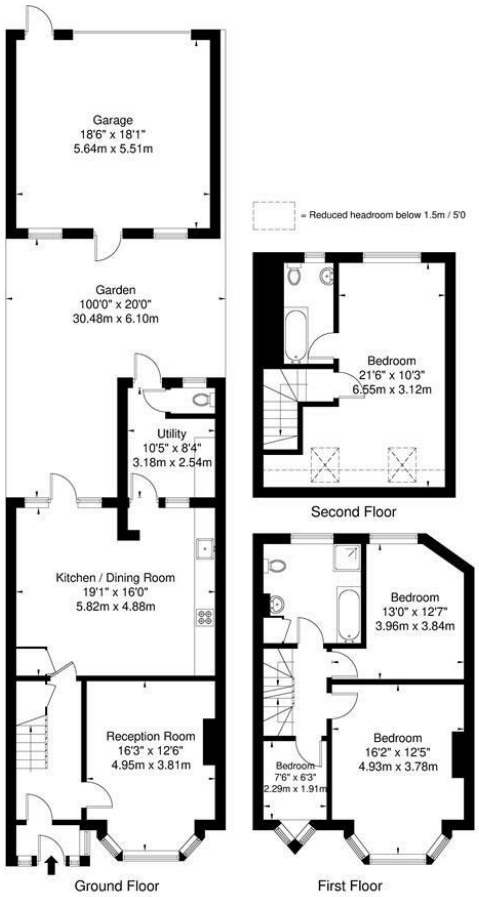






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Approximate Gross Internal Area = 147.7 sq m / 1589 sq ft
Garage = 31.1 sq m / 334 sq ft
Total = 178.8 sq m / 1923 sq ft



For Illustration Purposes Only - Not To Scale

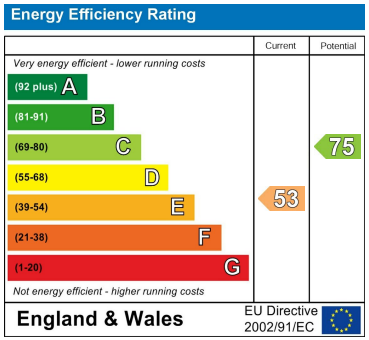
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements 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



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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