



Reception
11'9" x 14'4"

Kitchen
8'2" x 9'3"

Bedroom
11'9" x 16'4"

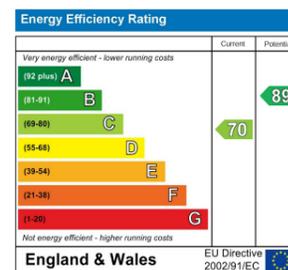
Bedroom
8'2" x 9'6"

Bathroom

Garden
approx. 41'11" x 13'9"

Total Area: 52.3 m² ... 563 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KINGS HEAD HILL, CHINGFORD

Guide Price £400,000 Freehold
2 Bed House



Features:

- Two Bedroom House
- Semi Detached
- A Short Walk to Chingford Station
- Close to Local Amenities
- Moments Away From Epping Forest
- Private Garden
- Side Access
- Being Sold Chain Free

GUIDE PRICE - £400,000 to £425,000

This charming two-bedroom semi-detached home offers an inviting blend of comfort and convenience. Set within a peaceful residential street, it's just a short walk from Chingford Station, making commuting into the city effortless. The surrounding area provides a range of local shops, cafes and everyday essentials, all close at hand. Epping Forest is moments away, offering a natural escape for weekend strolls or morning runs. The property also benefits from a large private garden measuring approximately 12.8 metres by 4.2 metres, ideal for outdoor dining, relaxation or future landscaping, with the added bonus of side access for ease and practicality. Altogether, it's a well-placed home with both lifestyle and practicality at its core.

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IF YOU LIVED HERE...

Neat and symmetrical, the front of the home features warm timber-framed windows and a simple, clean finish. A picket fence lines the front, adding a welcoming touch, while the covered porch lends a little charm as you step up to the door.

Inside, the reception room sits at the front of the property and offers a light, inviting space with plenty of room to relax or entertain. A wide window draws in natural light, and the soft carpet and neutral tones create a calm, comfortable setting. The staircase is set to one side, and there's a natural flow through to the kitchen beyond.

At the rear, the kitchen is bathed in daylight thanks to both a window and a glazed door leading out to the garden. Finished in a palette of soft greys and whites, it's complemented by metro-style splashbacks and large tiled flooring, making it both practical and pleasing on the eye. Just beyond, the bathroom continues the understated style with large-format stone-effect tiling throughout and a curved bath that adds a gentle, spacious feel.

Step outside and you'll find a south-facing garden that feels wonderfully private and full of potential. With wooden fencing on both sides and a timber shed at the far end, it's an ideal space for relaxing, dining or creating something more ambitious with a little landscaping.

Upstairs, the main bedroom is impressively sized, with a peaceful outlook and room for bespoke storage. The second bedroom, also airy and pared-back, would work equally well as a dressing room, nursery or home office.

The neighbourhood combines a village-like charm with easy access to green spaces and welcoming local spots. Just around the corner, the Kings Head pub offers a cosy setting for a drink or a bite to eat, while the open expanses of Epping Forest are close by, inviting long walks and peaceful escapes. Tucked within the forest, the Royal Forest pub makes a great destination for lunch, and Butlers Retreat café is ideal for a relaxed coffee stop surrounded by nature. Ridgeway Park is also nearby, with open fields, play areas and seasonal mini-golf, making it a lovely option for families and outdoor time closer to home.

WHAT ELSE?

Chingford Station is around a ten-minute walk away, offering direct links to Liverpool Street and easy access into central London. Several local bus routes also serve the area, connecting you to nearby neighbourhoods including Walthamstow, Highams Park and Woodford.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours.

Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?

WILL TURNER
ASSISTANT BRANCH MANAGER

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