



Kings Head Hill, E4 7LY

PCM
£2,500 PCM



PROPERTY SUMMARY

Offering for rent this stunning and well presented 1930's three bedroom end of terrace family home situated within easy reach of Station Road in North Chingford. Added benefits include a spacious living room, an open plan modern fitted kitchen with dining and family room, a utility room, modern fitted family bathroom, ground floor guest WC, double glazing, gas central heating, approx. 30ft rear garden with garage to rear access via Pole Hill Road and off street parking to the front.

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 Amazon Fresh, 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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1



2





Kings Head Hill- E4

Approximate Gross Internal Area 105.0 m² ... 1131 ft² (excluding garden, garage)



GROUND FLOOR

FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary. Copyright One Square Space Ltd



LOCAL AUTHORITY
Waltham Forest London Borough

TENURE

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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