

32 Station Road
North Chingford
London
E4 7BE

T: 0208 529 7685
www.kings-group.net



Kings Head Hill, E4 7NU



Guide Price £550,000 Freehold

CHAIN FREE

2 BEDROOM SEMI-DETACHED BUNGALOW

Kings are delighted to offer, as exclusive agent, this rare to the market well presented two bedroom semi-detached bungalow.

Set back from the main road, you are situated on the ever sought after Kings Head Hill in North Chingford. Boasting good transport links and walking distance to local amenities. Also falling into the catchment area for some excellent local schools and just a short walk to Epping Forest.

The residence itself is arranged on a single floor comprised of one excellent size double and a very generous single bedroom. Both offer ample space in both for freestanding storage. The reception room is capacious with internal French doors leading to the extensive conservatory/dining room. The kitchen has been finished with modern, high gloss, white, base and eye level units, integrated oven & hob and black tiled splash backs. The partially tiled bathroom has been converted into a wet room with a modern white hand basin and toilet.

This lovely home is fitted with a fob controlled intruder alarm.

To the front of the property you have a pebbled garden with parking for up to 3 vehicles. To the rear there is a low maintenance, partially paved, partially astro turfed, private garden.

This property oozes with potential with the option to extend STPP. Drawings for an extension have already been prepared.

Call our office now to arrange your viewing and avoid disappointment.

EPC Rating - E.
Council Tax Band - F.
Tenure - Freehold.

RECEPTION ROOM 16'11 x 11'06

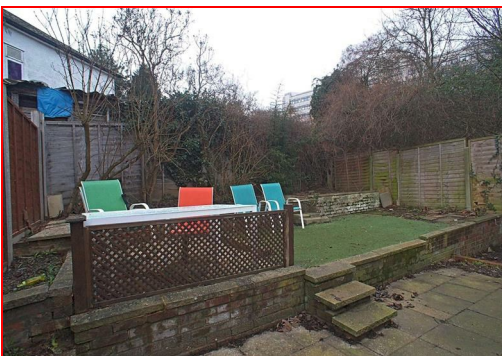
CONSERVATORY-DINING ROOM 17'00 x 10'09

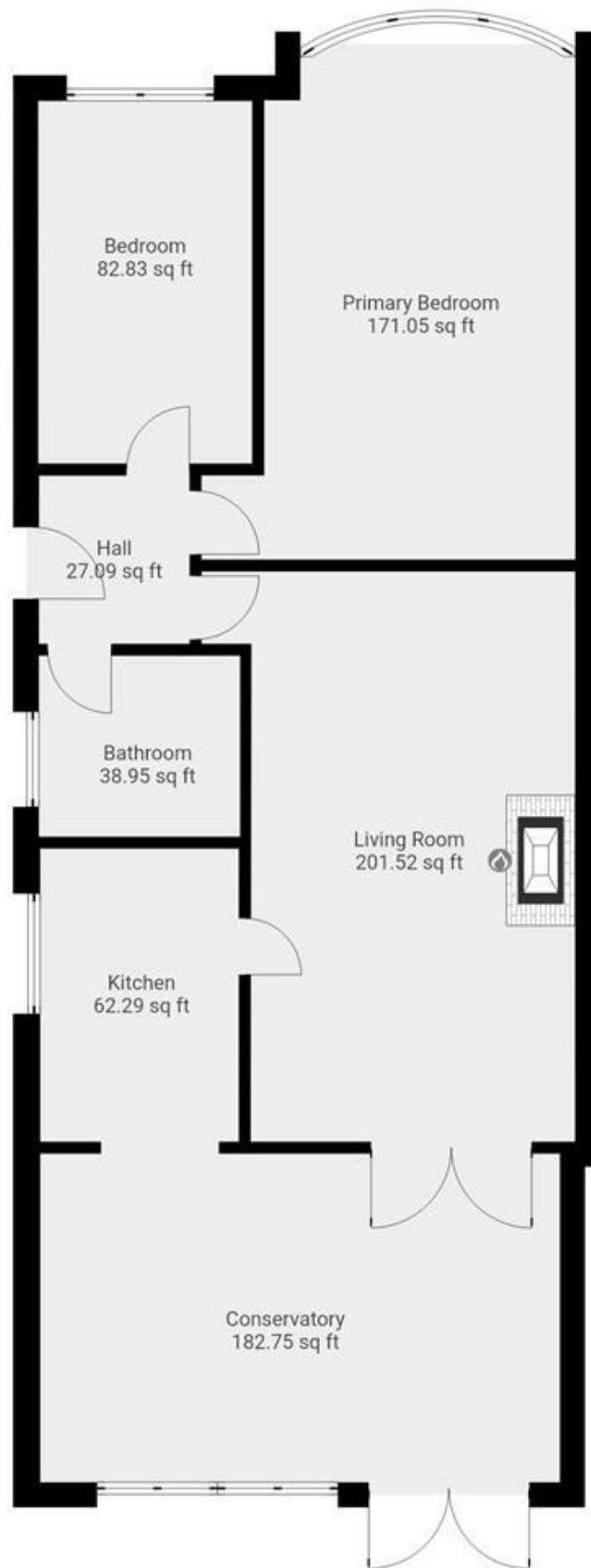
KITCHEN 9'07 x 6'06

BEDROOM ONE 16'07 x 10'04

BEDROOM TWO 11'10 x 7'00

BATHROOM 6'07 x 5'11





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

