



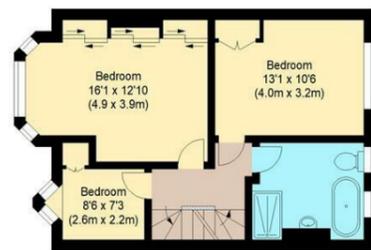
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

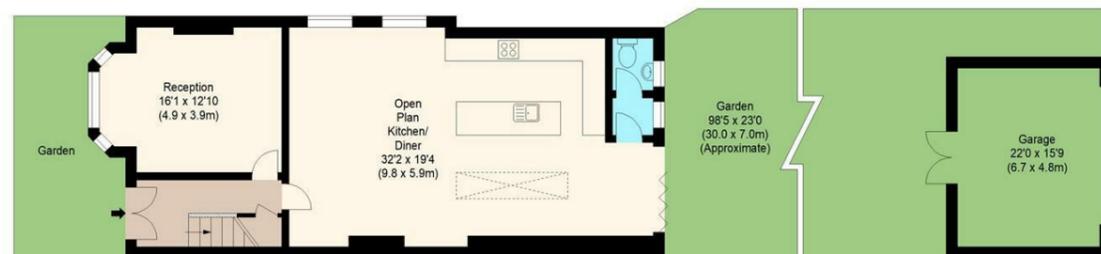
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Second Floor



Ground Floor

william rose
Kings Head Hill, E4

Approximate Gross Internal Floor Area : 157.00 sq m / 1690 sq ft
Garage : 32.14 sq m / 346 sq ft



52 Kings Head Hill, London, E4 7LY

Guide Price £775,000

- Four bedrooms
- Large open-plan kitchen/dining area
- Modern family bathroom
- Detached double garage and off-street parking
- Near good schools, shops, and amenities
- Set across three floors
- Generous private rear garden, perfect for entertaining
- Loft conversion with en-suite and eaves storage
- Excellent transport links to London Liverpool Street
- Close to green space



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/5/2025

52 Kings Head Hill, London E4 7LY

Beautifully presented and set over three floors, this stylish four-bedroom home on Kings Head Hill features a bright reception room, expansive open-plan kitchen/diner, generous rear garden, and detached double garage. With modern bathrooms, en-suite master, and excellent transport links to London Liverpool Street, it's perfect for families seeking space, convenience, and suburban tranquillity near Epping Forest.



Council Tax Band: E



This beautifully presented property on Kings Head Hill in Chingford offers spacious and contemporary family living across three floors. The ground floor features a welcoming reception room that leads to an expansive open-plan kitchen/dining area with direct access to a generous rear garden—ideal for entertaining and family gatherings. A guest WC is located on the ground floor for convenience.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom, while the second floor boasts a large additional bedroom with en-suite facilities and access to eaves storage, providing excellent versatility for use as a guest room, office, or master suite.

Externally, the property benefits from a large private rear garden and a detached double garage, offering ample storage or secure off-street parking.

Kings Head Hill is situated in the highly desirable area of Chingford, known for its blend of suburban tranquillity and excellent connectivity. The property is located near the scenic Epping Forest, perfect for walking, cycling, and outdoor recreation. Chingford Golf Course and Queen Elizabeth's Hunting Lodge are also nearby, adding historical and leisure appeal.

Transport links are strong, with Chingford Overground Station providing regular services to London Liverpool Street, making this an ideal location for commuters. The area is well-served by local bus routes and road links, including the A406 and M11.

Chingford benefits from a range of good schools, both primary and secondary, making it a popular choice for families. The local high street offers a variety of shops, cafes, restaurants, and essential amenities, contributing to a vibrant yet community-focused atmosphere.

This property presents a fantastic opportunity to live in one of East London's most sought-after neighbourhoods.