



137 Waltham Way

, London, E4 8AG

**£545,000**





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## Interior

### Ground Floor

#### Entrance Hallway:

Accessed via a private driveway, the sheltered front door opens into a large reception hallway with engineered wood flooring and a wall-mounted radiator. The carpeted staircase to the right includes under-stairs storage.

#### Living Room (13'11" x 10'4" / 4.23m x 3.14m):

To the left, the living room features a beautiful bay window, wood laminate flooring, and a wall-mounted radiator.

#### Dining Room (13'8" x 10'2" / 4.17m x 3.10m)

Adjoining the kitchen and accessible from the hallway, this room has engineered wood flooring, WIFI, and TV connection points. It can accommodate a large dining table and chairs if needed.

#### Kitchen (13'7" x 11'6" / 4.15m x 3.50m):

The spacious kitchen includes wall and base units in a U-shape, rolled laminate worktops, an integrated electric oven, four-ring gas hob with extractor, and space for a washing machine and fridge/freezer. It features tiled flooring, recessed LED spotlights, and a stainless steel sink with a chrome mixer tap. Double-glazed patio doors lead to a raised deck in the rear garden.

#### Downstairs Bathroom:

Fully tiled with an L-shaped bath, overhead electric shower, WC, pedestal washbasin with storage,

wall-mounted mirror/light, and a double-height chrome heated towel radiator.

### First Floor

A carpeted landing leads to three bedrooms, a family bathroom, and stairs to the attic space.

#### Bedroom 1 (14'2" x 10'0" / 4.32m x 3.04m):

This master bedroom is carpeted, includes a wall-mounted radiator, and a large bay window offering plenty of natural light and views of the front. It also has a large integral storage cupboard.

#### Bedroom 2 (12'4" x 10' / 3.75m x 3.04m):

Also fully carpeted, with views of the rear garden and open fields. It includes two integral storage cupboards and a wall-mounted radiator.

#### Bedroom 3 (7'9" x 6' / 2.37m x 1.82m):

Overlooking the front, this carpeted room includes a wall-mounted radiator, ideal as a study, nursery, or dressing room.

#### Family Bathroom:

Fully tiled, featuring a bath with splash screen and overhead shower attachment, pedestal washbasin with wall-mounted mirror, WC, large chrome heated towel radiator, and a frosted glass window for privacy and natural light.

#### Second Floor – Attic Space (15'4" x 12'1" / 4.67m x 3.69m)

The spacious attic, accessed via a carpeted staircase, is fully carpeted and fitted with a

wall-mounted radiator. It includes a Velux-style window and ample eaves storage.

#### Exterior

##### Front:

A large private driveway provides parking for two vehicles.

##### Rear:

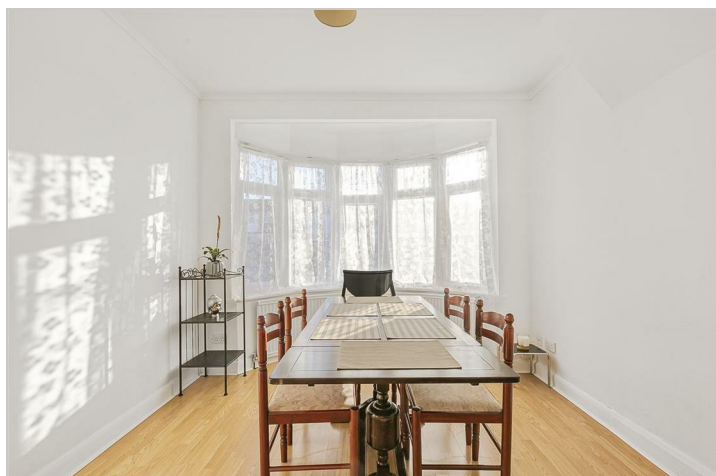
The generous paved garden includes a raised deck accessible from the kitchen patio doors, perfect for entertaining and backing onto open fields. There is ample space for a large storage shed if required.

#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property.

None of the above appliances/services have been tested by eSale. We recommend purchasers

arrange for a qualified person to check all appliances/services before making any legal commitment.



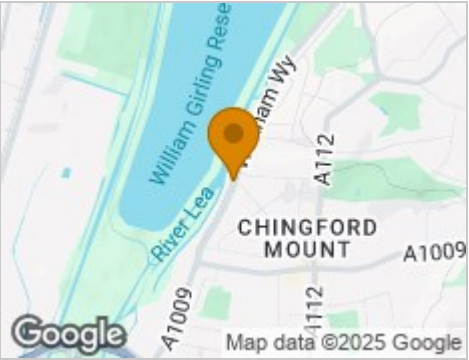
Road Map



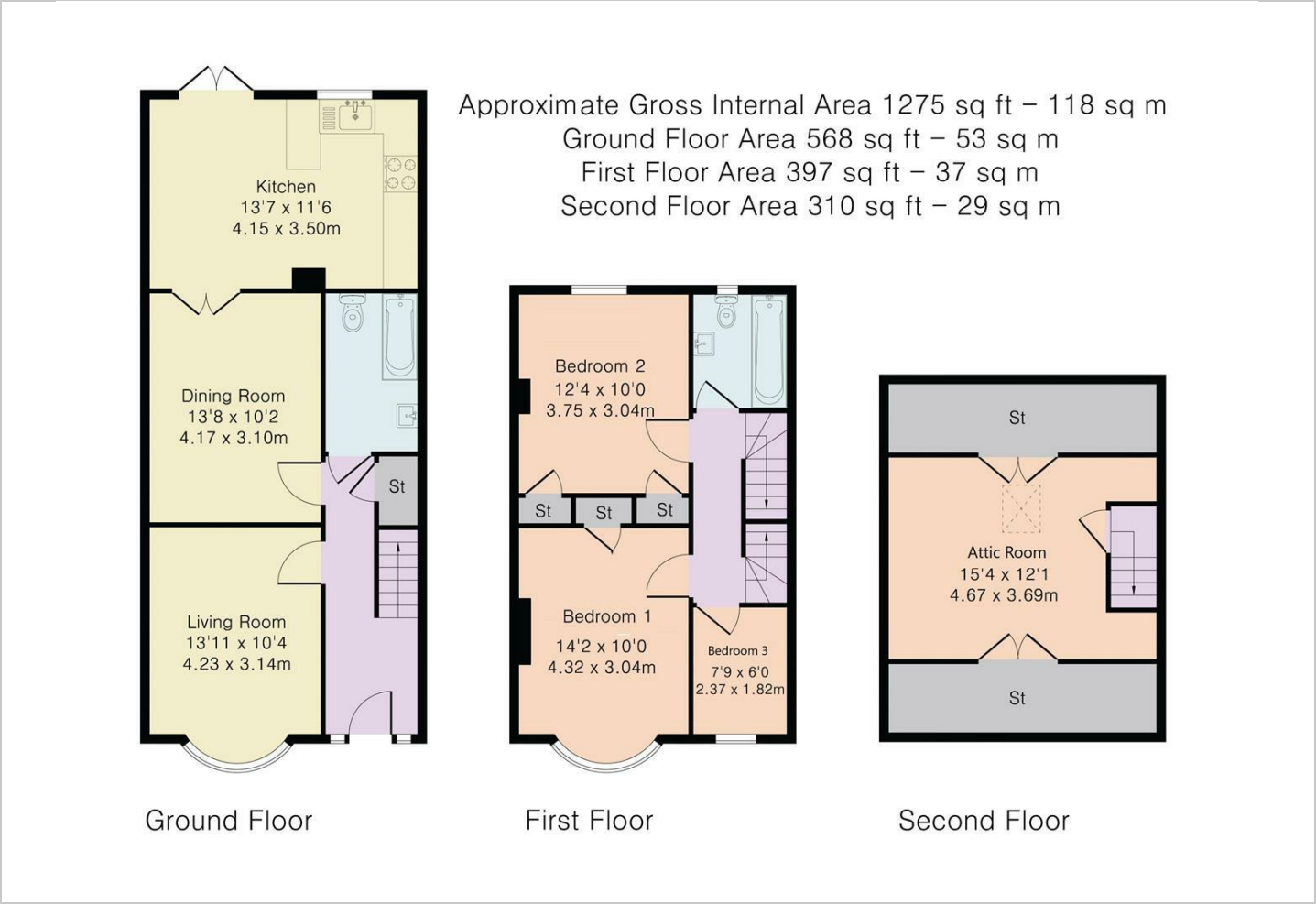
Hybrid Map



Terrain Map



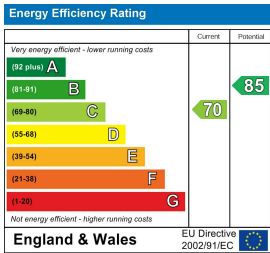
Floor Plan



Viewing

Please contact our Esale Office on 01423 623333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.