



Waltham Way, Chingford, E4 8HD

£525,000  Coultons



## PROPERTY SUMMARY

Offering for sale this well presented three bedroom 1930's mid terraced house which has been extended to the rear. Added benefits include a through lounge, a modern fitted kitchen, a modern fitted family bathroom, double glazing, gas central heating, a rear garden which is approximately 40ft in length with a brick built outbuilding at the end which can be used as an office/games room, and off street parking to the front aspect.

Waltham Way is situated close to the local shopping area of Chingford Mount with is with all its bars, restaurants & coffee shops. Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more is just down the road. Public transport includes local buses, plus the Overground Station of Meridian Water, and for those who drive the A406 North Circular Road is easily accessible.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. In our opinion this property would make an excellent family home with many good schools nearby. Viewing is highly recommended to fully appreciate this house.

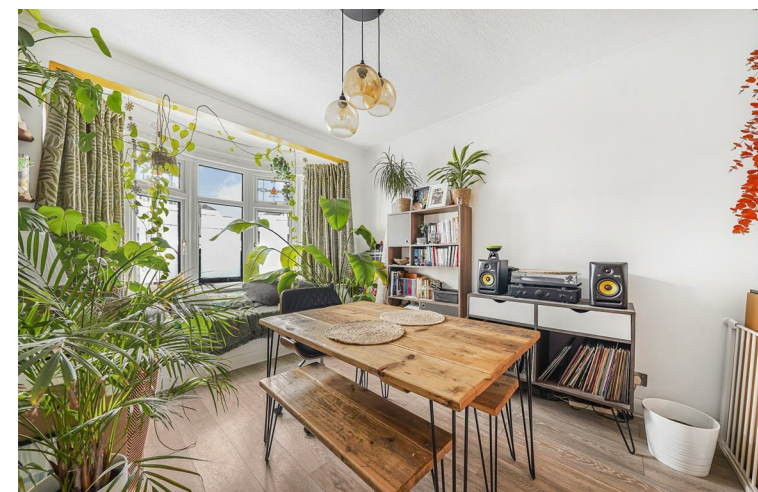
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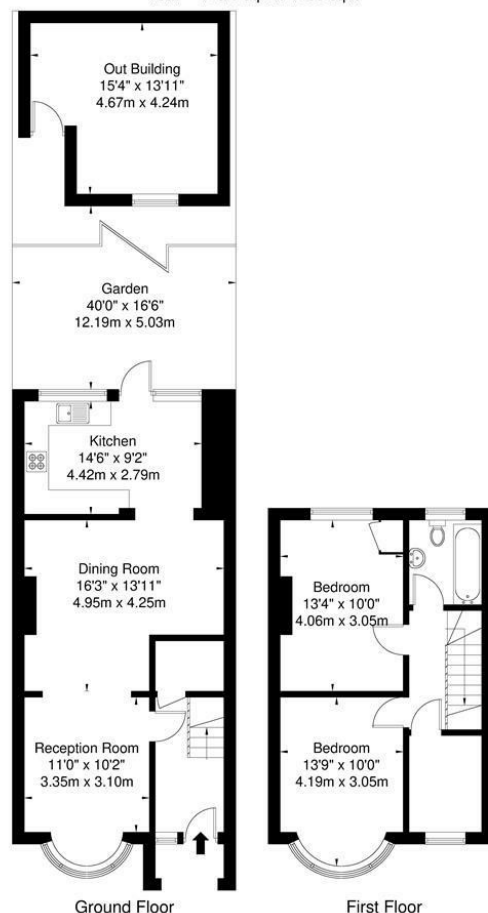






## Waltham Way London, E4 8HD

Approximate Gross Internal Area = 92.7 sq m / 997 sq ft  
Outbuilding = 17.8 sq m / 191 sq ft  
Total = 110.5 sq m / 1188 sq ft



Ground Floor First Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## LOCAL AUTHORITY

Waltham Forest

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>60</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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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