



Wittenham Way, Chingford, E4 6JP

£485,000

 **Coultons**

## PROPERTY SUMMARY

Offering for sale this very well maintained three bedroom mid terraced house situated on a quiet and sought after residential road. The property benefits with a good sized front living room, a modern fitted kitchen, a ground floor WC / utility room, a modern fitted first floor bathroom, double glazing, gas central heating, a rear garden which is approximately 41ft in length with a decked patio area leading onto the lawn with a wooden shed to the rear.

Wittenham Way is situated within easy reach of the local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The property also benefits with easy access to Epping Forest and Bluebell Forest, providing access all the way to Woodford and Epping. Perfect for dog walkers or for residents who fancy a lovely and peaceful walk.

There are also plenty of local schools withing walking distance, both primary and secondary.

In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

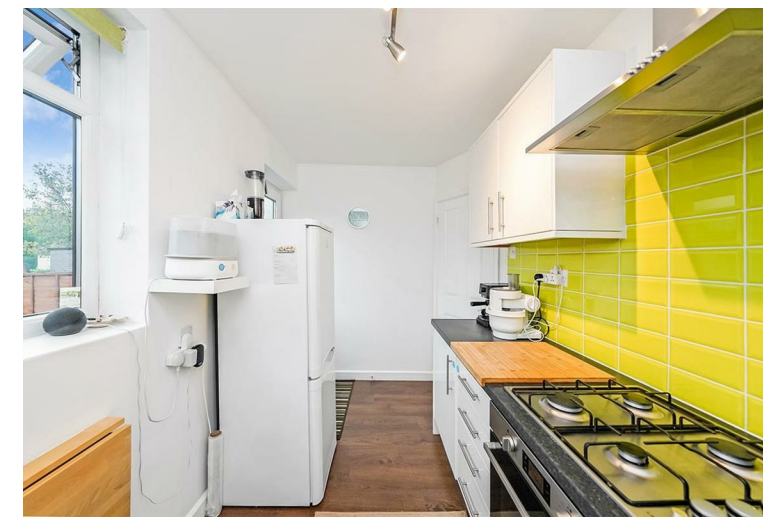
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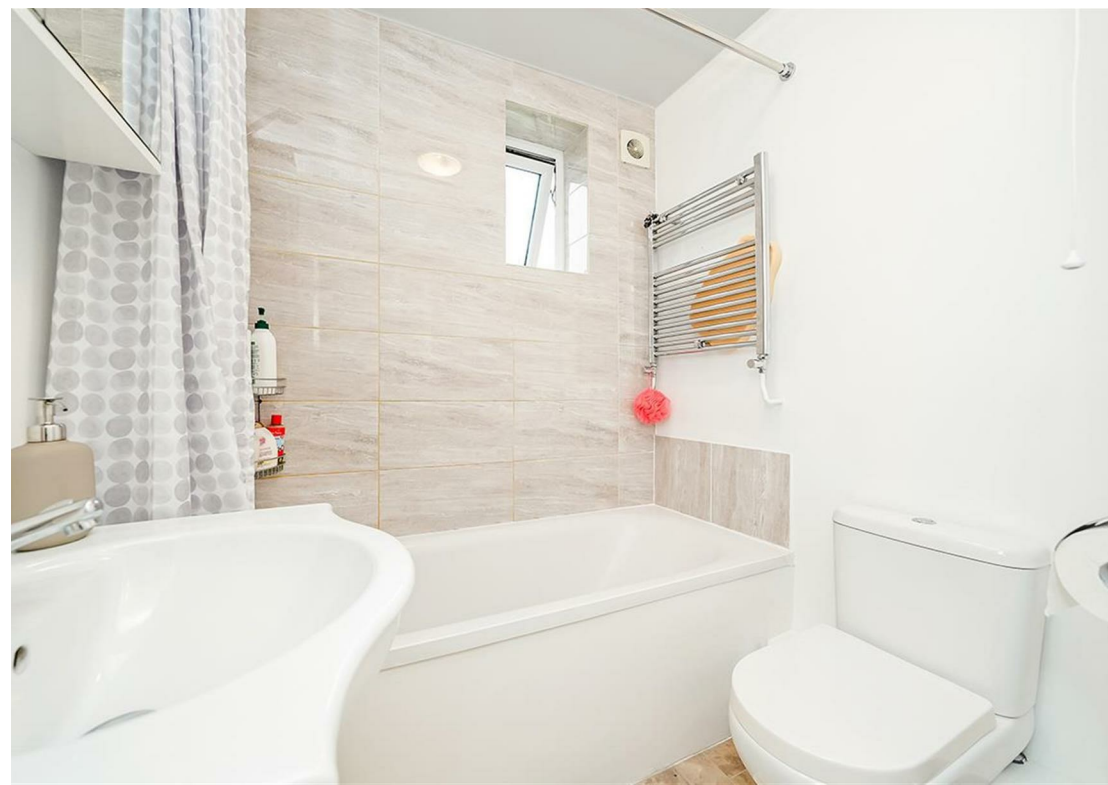
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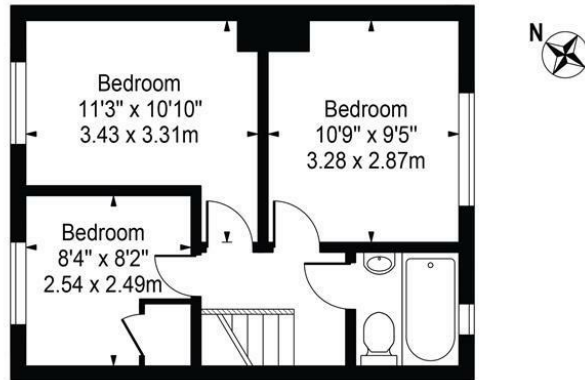




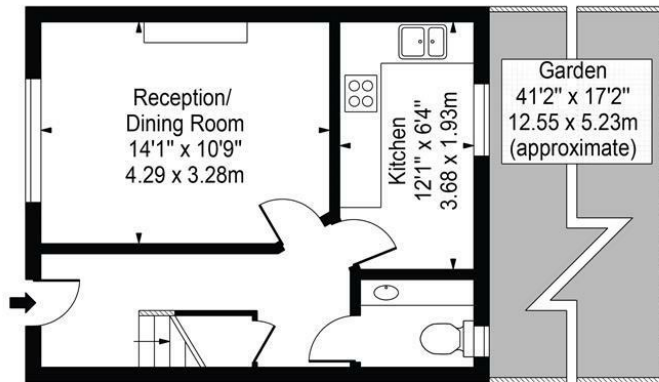


# Wittenham Way, E4 6JP

Approx. Gross Internal Area 704 Sq Ft - 65.40 Sq M



First Floor



Ground 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, searches, 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
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			90
(81-81) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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