



Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Waltham Way, Chingford, E4 8AR

OFFERS IN EXCESS OF
£500,000

Coultons

PROPERTY SUMMARY

Offering for sale this very well presented three bedroom mid terraced house. The property benefits from a spacious living room, a modern fitted kitchen with dining area, a first floor family bathroom, double glazing, gas central heating, a rear garden which is approximately 27ft in length with a garage to the rear accessed via a service road on Priory Avenue.

Waltham Way is situated close to both shopping areas of Chingford Mount & Station Road with all their bars, restaurants & coffee shops. Transport links includes several bus routes along with Chingford Overground Station with direct access into Liverpool Street, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Parkside Primary, Lime Academy Larkwood, Chase Lane Primary and Chingford Foundation Secondary & Sixth Form.

In our opinion this property will make an excellent family home and viewing is highly recommended.

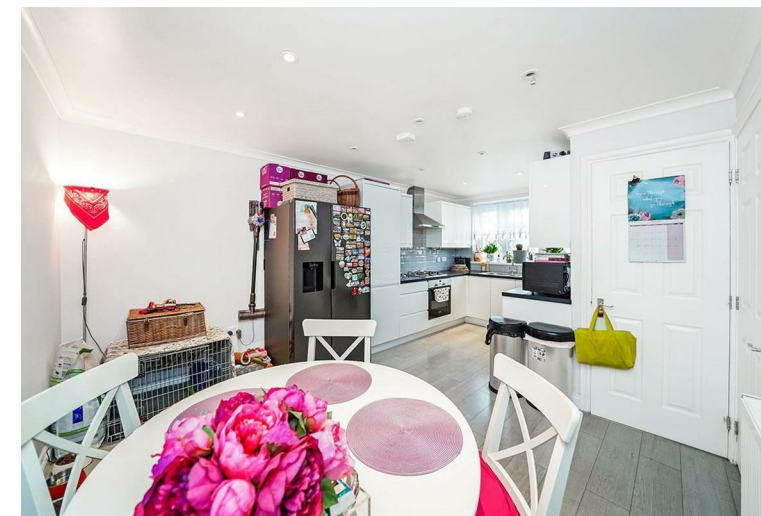
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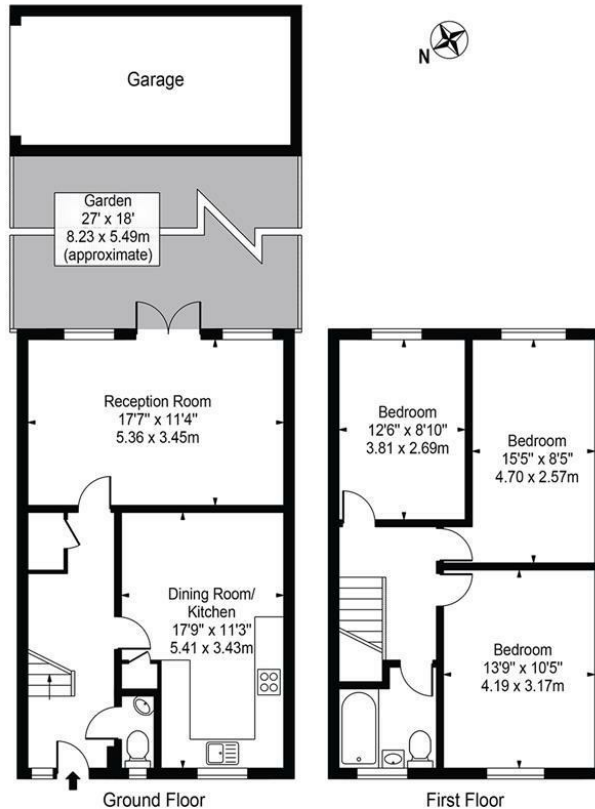








Waltham Way,
Chingford, E4 8AR
Approx. Gross Internal Area 1056 Sq Ft - 98.11 Sq M
(Excluding Garage)



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) A			88
(81-81) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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