



Waltham Way, Chingford, E4 8HD

£525,000  Coultons

## PROPERTY SUMMARY

Offering for sale this three bedroom semi bungalow which is need of modernisation. Added benefits include a separate living room, fitted kitchen, fitted bathroom, double glazing, gas central heating, garage, off street parking and a spacious rear garden which is approximately 55ft x 31ft which back onto the reservoirs. The property has the potential to be extended to the rear along with adding a loft conversion (subject to planning consent) giving you further living space.

Waltham Way is situated close to local amenities and Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more. Chingford Mount shopping area is also a short distance away with all its bars, restaurants & coffee shops. Public transport includes local buses plus several bus routes from the Mount, 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. Local schools include Chase Lane Primary & Lime Academy Larkwood.

In our opinion once modernised this property would make an excellent family home. Viewing is highly recommended.

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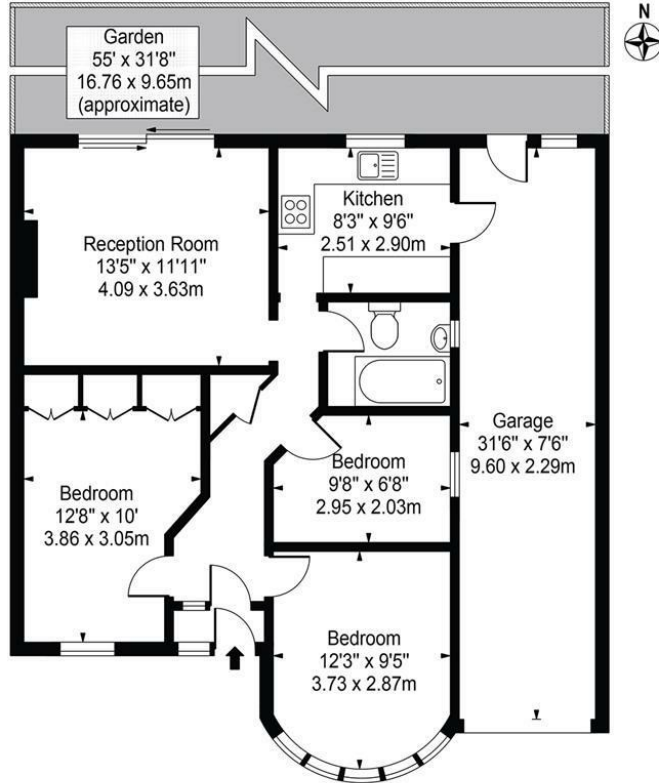




**Waltham Way, E4 8HD**

Approx. Total Internal Area 952 Sq Ft - 88.44 Sq M  
(Including Garage)

Approx. Gross Internal Area Of Garage 237 Sq Ft - 21.98 Sq M



**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>			
(92 plus) <b>A</b>			<b>85</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>			
<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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