



Waltham Way, Chingford, E4 8HD

£570,000  Coultons

PROPERTY SUMMARY

Offering for sale this well presented and proportioned three double bedroom 1930's terraced house set over three floor situated on Waltham Way in Chingford. The property benefits from a spacious living room which leads onto the extended modern fitted kitchen with large island, dining space and living area. On the first floor your will find two double bedrooms along with the family bathroom. Stairs from the landing lead to the second floor/loft conversion where you will find the third bedroom and modern fitted shower room. Externally the rear garden is approximately 44ft in length with a paved patio area leading down to the lawn and to the front of the house there is off street parking.

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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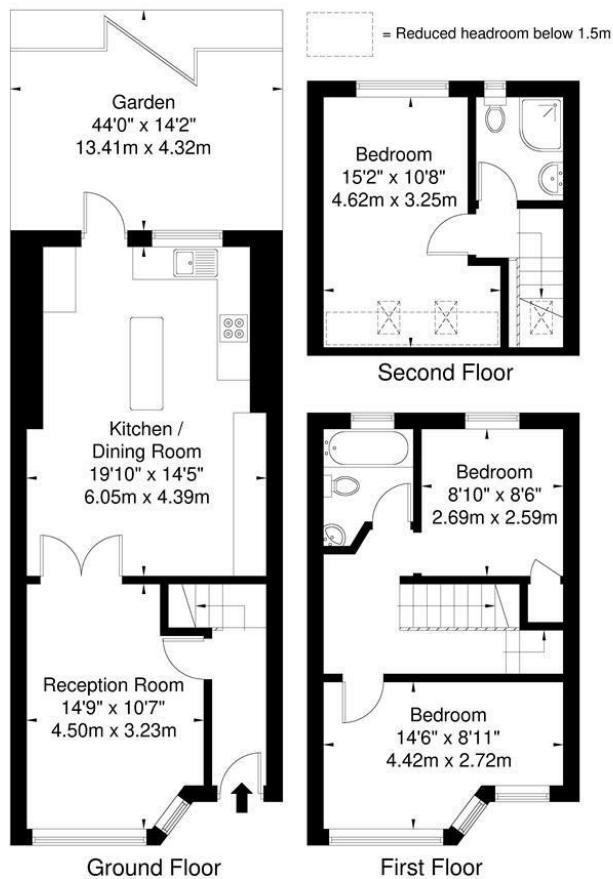








Waltham Way, London, E4 8HD
Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft



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) | A | 86 |
| (81-91) | B | |
| (69-80) | C | 74 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| 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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