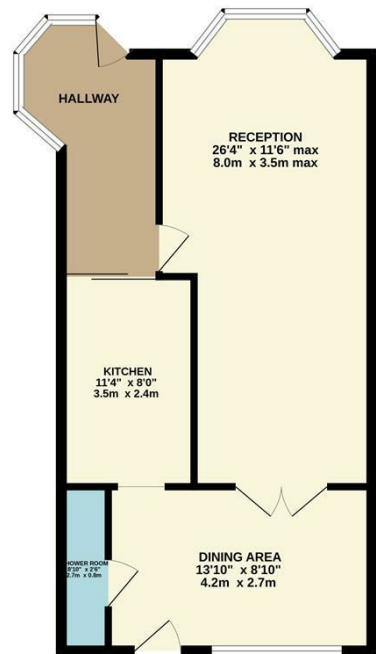
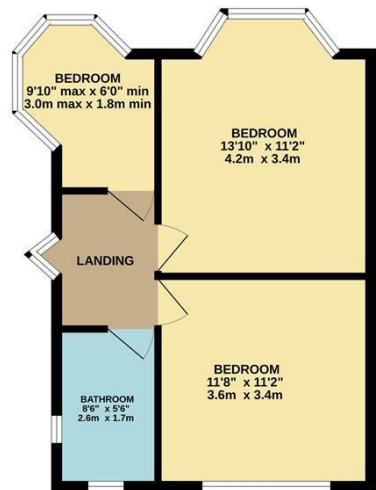




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

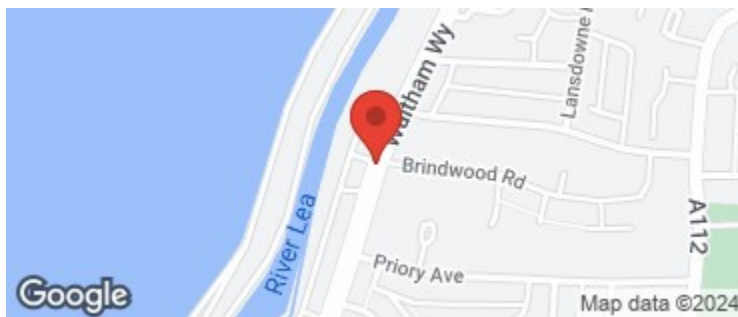


1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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| Three Bedrooms | Turreted End Of Terrace | Through Lounge | Modern Fitted Kitchen | Ground Floor Shower Room | First Floor Family Bathroom | Views to Rear | Off Street Parking to Front | Easy Reach Of A406/M11 Transport Links |

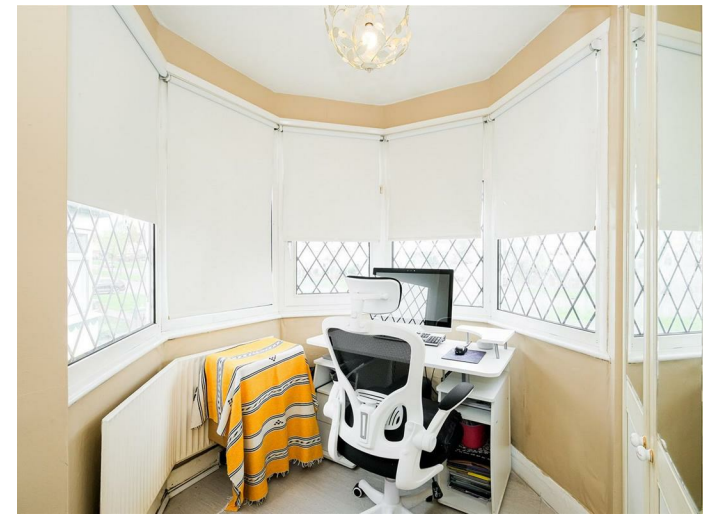
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Offers Over £650,000 Freehold



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A Rare opportunity to purchase this Turreted End of Terrace Three Bedroom house which has been Extended to the Ground Floor and is situated within easy reach of the A406/M11 Transport Links and benefits from Off Road Parking to Front. The property is a short drive away from both North Chingford and South Chingford's shopping and transport amenities as well as many local schools.

The property on the Ground Floor comprises of a Through Lounge, Further Reception Room, Modern Fitted Kitchen and a Ground Floor Shower Room. Moving upstairs we have Three Bedrooms and a family Bathroom. The house also has a Large Loft space which is boarded and carpeted and has storage and wardrobes in situ.

An early internal viewing is advised as properties of this type are rarely available.

