

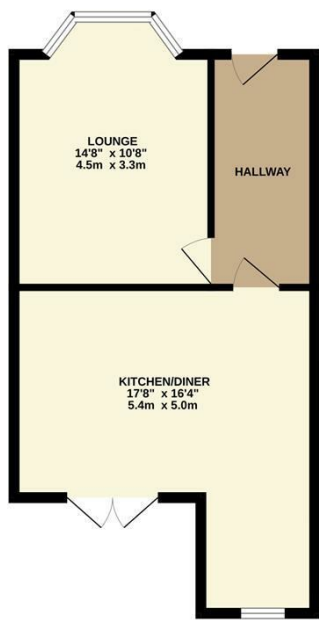


| Four Bedrooms | Reader Built | Reception Room | Fitted Kitchen Diner | First Floor Bathroom | En Suite to Bedroom Four | Panoramic Views to Rear | 50ft Rear Garden | Well Presented | Easy Reach of A406/M11 |



**Waltham Way, Chingford, E4 8AQ**  
Offers In Excess Of £550,000 Freehold

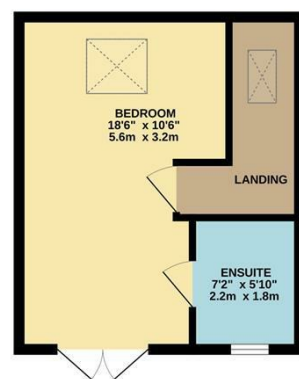
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

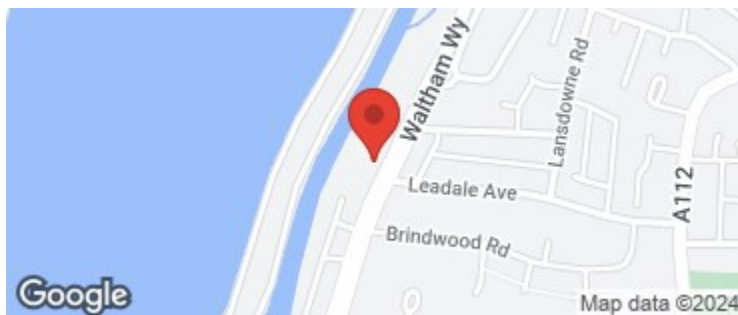


2ND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee 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) <b>A</b>                          | <b>83</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | 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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Situated within easy reach of Both North and South Chingford's amenities is this Loft Extended Four Bedroom Reader built house that has been well maintained by the current owner and has Panoramic views to the Rear.

The Property itself has also been extended to the Ground Floor (Half Width) that now gives a great sized Kitchen Diner with access to the rear garden as well as a Separate Reception Room with Bay Window to Front. Moving Up to the first Floor we have Three Rooms and a Bathroom and Stairs up to the Loft Conversion with its amazing views over London and En Suite Shower.

Externally we have a Rear Garden of Approx 50ft with a Detached Garage to Rear (currently used as storage) and to the Front of the property we have a garden of approx 15ft with stairs to Front Door.

