



Waltham Way, E4 8AW
£2,650 Per Calendar Month



Waltham Way , E4 8AW

Local Authority: Waltham
Forest
Tax Band: D

- EPC Rating TBC
- FOUR BEDROOMS HOUSE
- THREE BATHROOMS
- LARGE KITCHEN/DINER
- IMMACULATE
- THOUGH LOUNGE
- LOW MAINATANCE REAR GARDEN
- CLOSE TO HIGH STREET SHOPS AND AMENITIES

Sandra Davidson Estate Agents are delighted to present this immaculate four-bedroom, three-bathroom house located on the highly sought-after Waltham Way in Chingford. This property is ideally situated close to a variety of high street shops and local amenities, making it perfect for families and professionals alike.

Upon entering, you will find a spacious through lounge reception that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The large kitchen/diner is a standout feature, offering ample space for family meals and gatherings. Additionally, the utility area adds convenience to your daily routines.

This home boasts a well-designed layout with a bath or shower room on each floor, ensuring that comfort and privacy are maintained for all residents. The four generously sized bedrooms provide plenty of room for family members or guests, making this property a fantastic choice for those seeking space and flexibility.

The low-maintenance rear garden is an excellent feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. Whether you wish to host summer barbecues or simply unwind in your own private retreat, this garden offers the perfect solution.

In summary, this exceptional house on Waltham Way is a rare find, combining modern living with a prime location. With its impressive features and proximity to local amenities, it is an ideal choice for anyone looking to make a new home in Chingford. Do not miss the opportunity to view this property; it truly is a gem in the heart of the community.

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ENTRANCE

Via glazed French doors into enclosed storm porch, further glazed door into entrance hall with; wood flooring, radiator, light, access to under stair storage, carpeted stairs to first floor, doors to:

THROUGH LOUNGE

25'11" x 12'3" (7.90m x 3.74m)

Double glazed bay window to front with fitted wood shutter, radiator under, wood flooring, four wall mounted lights, feature ceiling light, further radiator, opening to:

KITCHEN/DINER

10'11" x 17'1" (3.34m x 5.20m)

Fitted wall and base units, work surface with tiled upstand, seven ring freestanding Range cooker with extractor hood over, one and half bowl steel sink with drainer, double glazed window to rear, spotlights to ceiling, tiled flooring, double glazed French doors to rear garden, door to:

UTILITY

5'8" x 7'2" (1.72m x 2.18m)

Space and services for washing machine and dryer, fitted cupboards, spotlights to ceiling, tiled floor

WETROOM

Suite comprising; walk-in shower enclosure with rainfall effect shower, low level WC, wall hung hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, spotlights to ceiling, extractor fan

LANDING

Fitted carpet, carpeted stairs to second floor, spotlights to ceiling, doors to:

BEDROOM ONE

13'4" x 11'9" (4.07m x 3.58m)

Double glazed bay window to front with fitted wood shutter, radiator, fitted carpet, fitted cupboard, light





BEDROOM TWO 14'6" x 10'7" (4.41m x 3.22m)

Double glazed bay window to rear with fitted wood shutter, radiator, fitted carpet, fitted cupboard, light

BEDROOM THREE 8'4" x 6'0" (2.55m x 1.83m)

Double glazed window to front with fitted wood shutter, radiator, fitted carpet, fitted cupboard, light

BATHROOM

Suite comprising; bathtub with shower screen and rainfall effect shower over, hand wash basin inset to vanity, low level WC with hidden cistern, chrome plated heated towel rail, tiled walls and flooring, double glazed windows to rear, spotlights to ceiling, extractor fan

LANDING

Fitted carpet, sky0light window, spotlights to ceiling, doors to:

BEDROOM FOUR 18'3" x 17'0" (5.55m x 5.17m)

Double glaze window to rear with radiator under, sky-light window to front, multi coloured ambient lighting, spotlights to ceiling, fitted carpet, fitted cupboards

SHOWER ROOM

Suite comprising; enclosed walk in shower cubicle with rainfall effect shower, wall hand low level WC with hidden cistern, wall hung hand wash basin inset to vanity, vanity mirror, chrome plated heated towel rail, tiled walls and flooring, spotlights and extractor fan to ceiling, double glazed window to rear

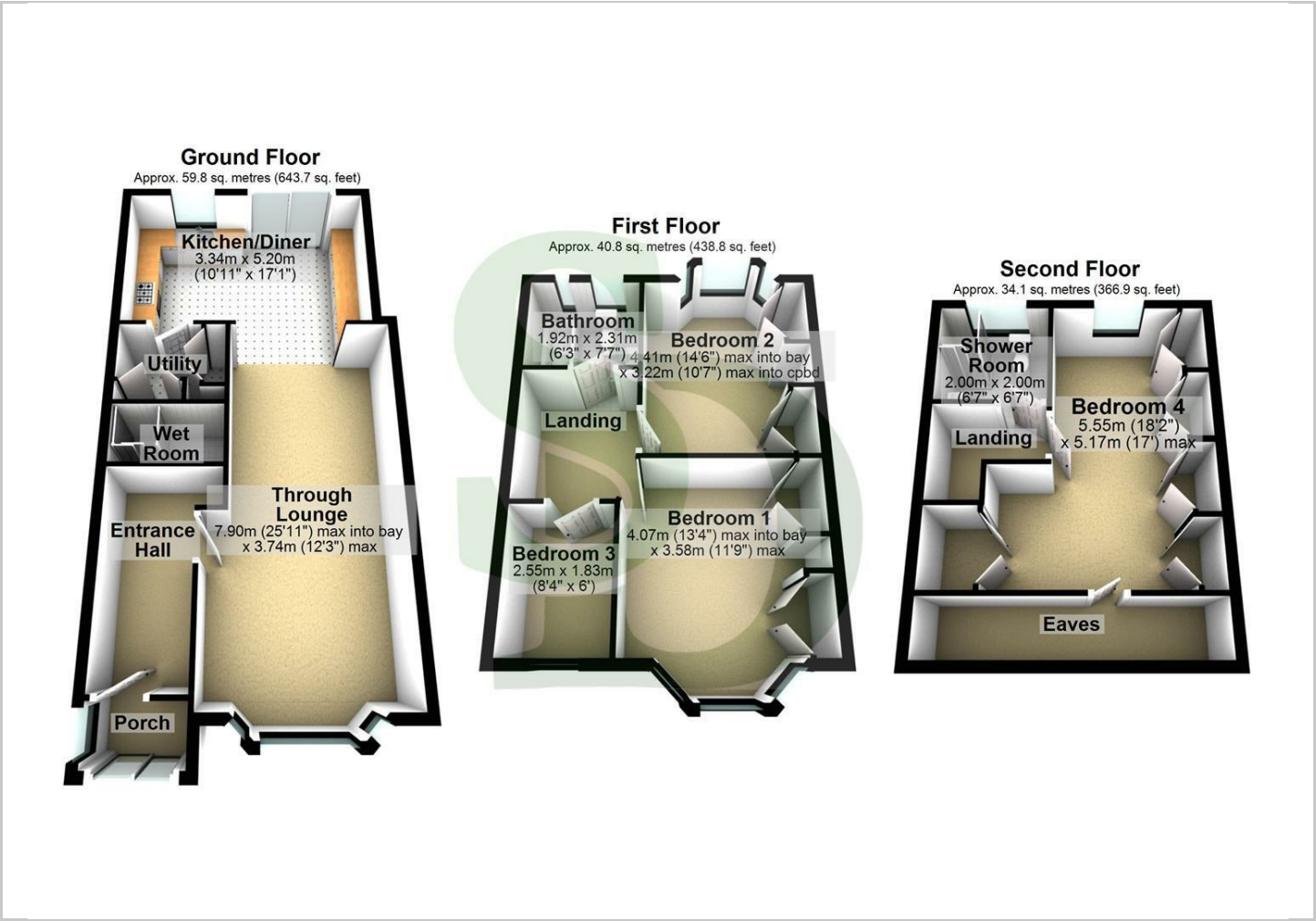
REAR GARDEN

Window to side, patio door.

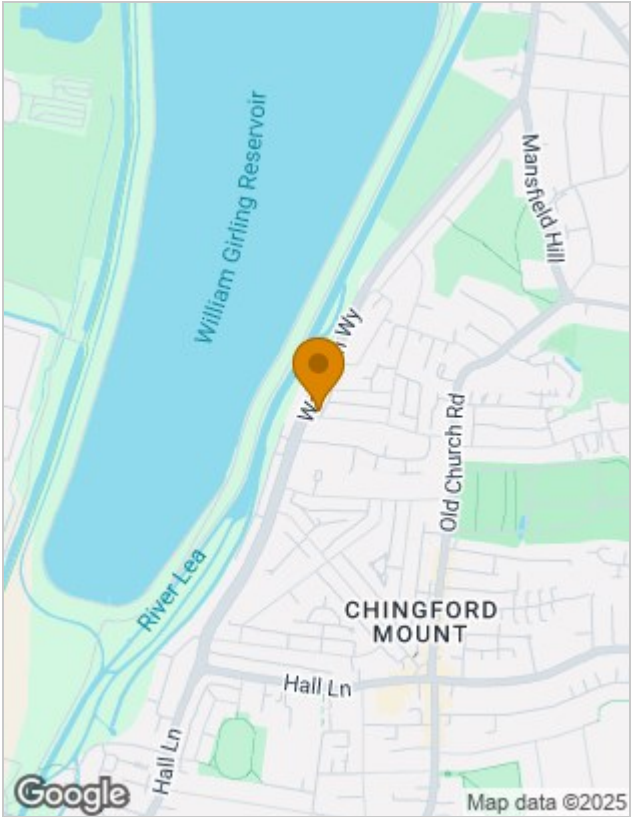




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.