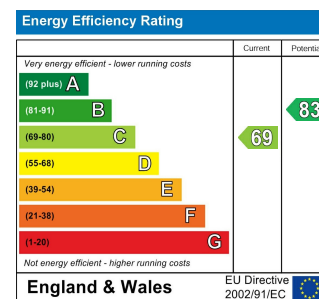


Total Area: 120.5 m<sup>2</sup> ... 1297 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## WALTHAM WAY, CHINGFORD

### Offers In Excess Of £675,000 Freehold

### 4 Bed House - End Terrace



#### Features:

- Four Bedroom House
- End of Terrace
- Large Private Driveway
- Approx. 1300 Square Foot
- Easy Access to Chingford and Highams Park
- Circa 33 Foot Rear Garden
- Potential to Extend (STPP)
- Two Bathrooms
- Moments from Lea Valley Nature Reserve

A unique four bedroom, two bathroom, 1930s end terrace in Chingford. With 1300 square foot of space across three floors, this wonderful family home is refurbished to a high modern standard yet still retaining attractive original features.

Already extended to include a large kitchen and luxurious loft suite, there's potential to develop living space further if your needs change. Outside space matches the interior in generosity, with a front driveway and gorgeous garden to the rear. Between lush lawn, bushy borders and pristine patio, there's bespoke covered decking, perfect for al fresco entertaining.

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0203 397 9797

**E18 & IG8**  
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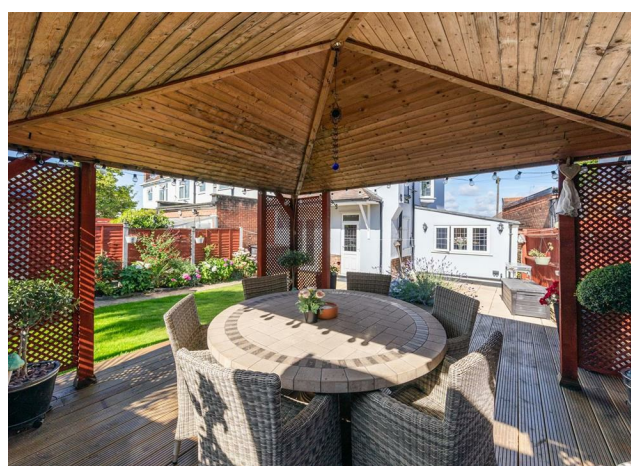
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**IF YOU LIVED HERE...**

Your hallway leads into a fantastic open plan double reception room, with 350 square feet to arrange as you prefer. A bay window to the front and French doors to the rear bathe the space in natural light and you can step straight out from here into your garden. You'll find your kitchen on your right as you head back inside, with white units contrasted by glossy black tiling underfoot. Your first three bedrooms and family bathroom are on the first floor. The bathroom coming with a rolltop clawfoot tub under the window, dark blue feature tiling, and a vanity sink.

Opposite is your first bedroom, ideal for use as a home office, nursery or walk in wardrobe. The other two bedrooms on this floor are generous doubles, one to the rear with 130 square feet of space, and one to the front with 155 square feet and a bay window. Both have bespoke wardrobes with sliding mirror doors. Your 170 square foot loft suite has a bright skylight, Juliet balcony overlooking the garden and a pristine shower room. There's also some handy extra storage space in the eaves.

Chingford is your nearest Overground station, taking you to Liverpool Street in under half an hour. An approximate twelve minute drive takes you out onto the North Circular motorway, and you have many local amenities just five minutes away on foot. Lea Valley Nature Reserve is almost on your doorstep, while the ancient woodlands of Epping Forest are just over a mile away. There's also the charming Mansfield Park nearby.

**WHAT ELSE?**

- There are some great schools within a one mile radius, including Parkside Primary, Chase Lane Primary, and Lime Academy Larkwood.
- Your new local is The Old Hall Tavern, a welcoming and dog friendly pub with a mouth watering, hearty menu.
- Practice your swing at the Chingford Golf Range, less than a mile away from your new home.



**A WORD FROM THE EXPERT...**

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchsports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquility of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

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**Reception Room**  
13'8" x 11'4"

**Bedroom**  
11'5" x 11'2"

**Reception Room**  
16'8" x 11'5"

**Bathroom**  
8'5" x 5'10"

**Kitchen**  
16'2" x 8'4"

**Bedroom**  
18'10" x 9'4"

**Bedroom**  
6'11" x 5'10"

**Ensuite**

**Bedroom**  
13'8" x 11'2"

**Eaves Storage**  
15'10" x 4'0"

**Garden**  
32'9" x 32'9"



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