# Waltham Way, Chingford E4

#### £599,995

#### FREEHOLD



1 BATHROOMS

Î **1 RECEPTIONS** 

### Details

- FIVE BEDROOMS
- GROUND FLOOR W/C
- FIRST AND SECOND FLOOR WASH ROOMS
- EXTENDED
- OFF STREET PARKING

EPC RATING: 52 (E) COUNCIL TAX:

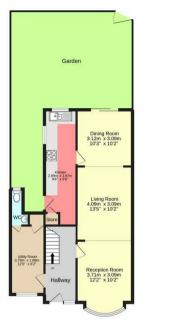
## BREENS







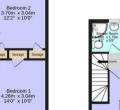
GROUND FLOOR 62.1 sq.m. (668 sq.ft.) approx



BREENS



1ST FLOOR 41.4 sq.m. (446 sq.ft.) approx



WALTHAM WAY, CHINGFORD, E4 8AG TOTAL FLOOR AREA: 130.3 sg.m. (1402 sg.ft.) approx. White every attempt has been made the accuracy of the foxprine contained here, measurement omission or multisetter purpose only and should be used as using h any prospective purphase. The sense, systems and applications from have not been tested and no guaran as to the forgenerative of the form.

Bedroom 3 2.31m x 1.82n 77" x 60"



2ND FLOOR 26.8 sq.m. (288 sq.ft.) approx.

71m x 3,00



#### Contact Us

2 Broadway Parade, Winchester Road, Highams Park, E4 9LG All sizes are approximate. 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 Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.