

86 Old Church Road
Chingford
E4 8BX

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www.kings-group.net



Waltham Way, E4 8AQ



Asking Price £575,000 Freehold



FANTASTIC RESERVOIR VIEWS!!!! Kings are pleased to offer for sale this lovely 4 bedroom family home. On the ground floor you have an attractive entrance hall with wood flooring and feature stained glass window to side there's a good size lounge with a feature fireplace. The 2nd reception which has wood style flooring feature panelled walls and again a feature stained glass window. The kitchen diner boast base and eye level units with integrated appliances, fitted oven and hob. To the first floor you have 3 good size bedrooms and the family bathroom. To the 2nd floor you have the main bedroom with fitted wardrobes and an ensuite shower room. The 2 tier rear garden has a paved patio area side access, steps leading down to a lawn area with bordering plants and shrubs with a further patio to the rear and large garden shed. The front has off street parking. This property is of brick and tile construction with mains water, electric and gas central heating.

Call now for further details 0208 524 7444

FREEHOLD
Council Tax Band E
EPC Rating D
Floor Area 1,097 ft²/ 102 m²

Chingford Station 1.5 miles
Highams Park Station 1.5 miles

Mobile (based on calls indoors)
O2 Average
EE Average
Three Average
Vodafone Average

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 17'9 x 10'4

DINING ROOM 16'7'3 x 8'9

KITCHEN 15'8 x 11'5

1ST FLOOR LANDING

BEDROOM 13'6 x 10'

BEDROOM 12' x 10'

BEDROOM 8'6 x 5'11

BATHROOM

2ND FLOOR LANDING

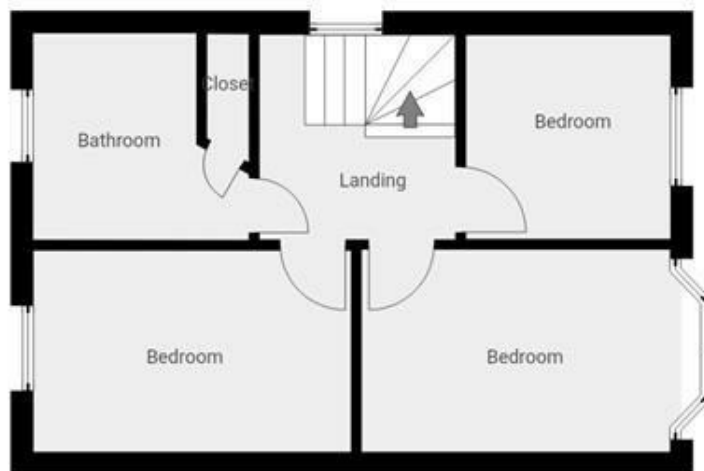
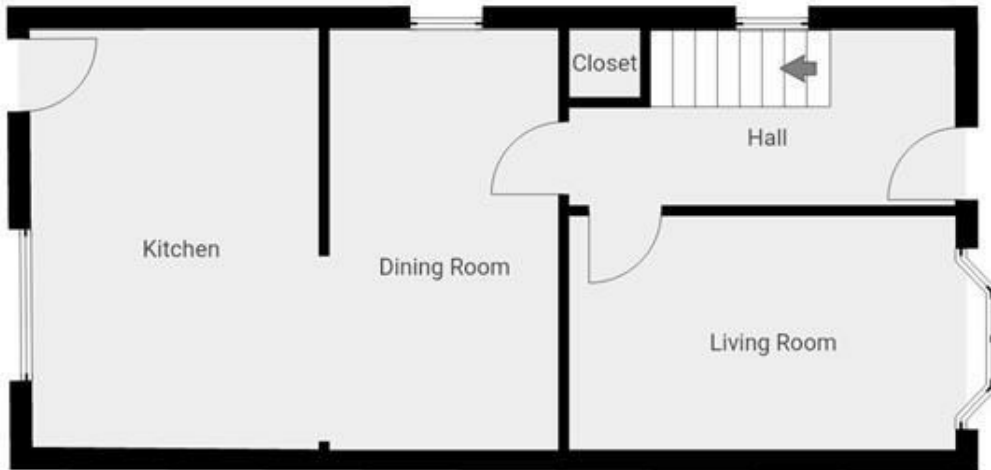
BEDROOM 17'5 x 15'

ENSUITE

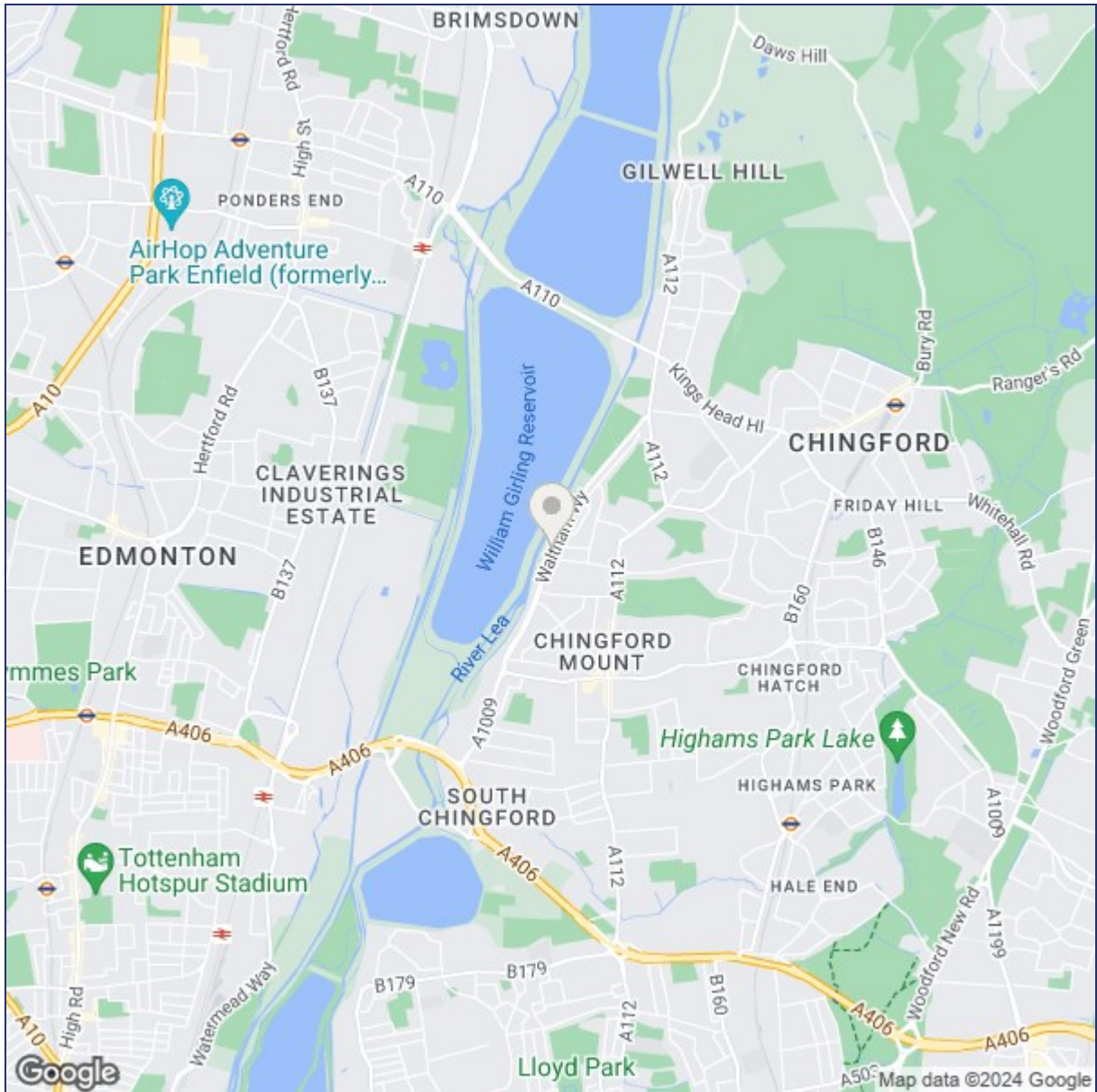
CELLAR 27'2 x 16'6

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	73		
46			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

