



**202 Waltham Way,
Chingford**

**Asking Price
£550,000 Freehold**



202 Waltham Way, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- 4 BEDROOM EXTENDED FAMILY HOME
- GAS CENTRAL HEATING
- 2 BATHROOMS
- GARAGE
- 2 RECEPTIONS
- EPC C
- FITTED KITCHEN
- OFF STREET PARKING

2ND RECEPTION 10'05 x 22'01 (3.18m x 6.73m)

KITCHEN 7'03 x 12'05 (2.21m x 3.78m)

BEDROOM 6'01 x 8'09 (1.85m x 2.67m)

BEDROOM 10'07 x 13'02 (3.23m x 4.01m)

BEDROOM 9 x 14'09 (2.74m x 4.50m)

BATHROOM 7'07 x 7'03 (2.31m x 2.21m)

BEDROOM 13'11 x 16'01 (4.24m x 4.90m)

SHOWER ROOM 6 x 4'09 (1.83m x 1.45m)

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 BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

PANORAMIC VIEWS!

Kings are delighted to present this extended four-bedroom family home, perfectly positioned to enjoy far-reaching views to both the front and rear.

The ground floor features a spacious through lounge with bay-fronted double-glazed windows, alongside a second generous reception room to the front. The kitchen is fitted with cream-coloured base and eye-level units, an integrated oven and hob with extractor above, and tiled flooring throughout.

On the first floor, there are three well-proportioned bedrooms with fitted wardrobes, together with a fully tiled family bathroom. The second floor is home to the impressive main bedroom, complete with its own en-suite shower room and a Juliette balcony that makes the most of the stunning views.

Externally, the rear garden is mainly paved and provides access to a garage, while the front of the property offers off-street parking for one vehicle.

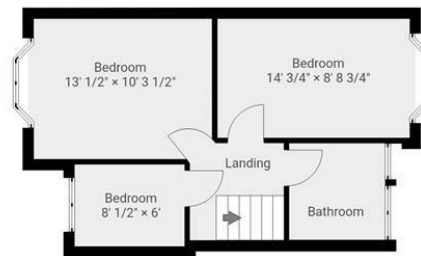
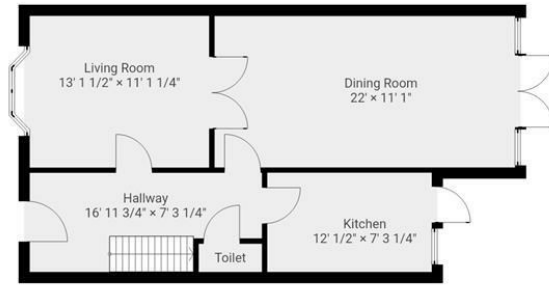
This wonderful home must be viewed to be fully appreciated. Call us today on 0208 524 7444 to arrange your viewing.

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

LOUNGE 11'01 x 13'06 (3.38m x 4.11m)



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