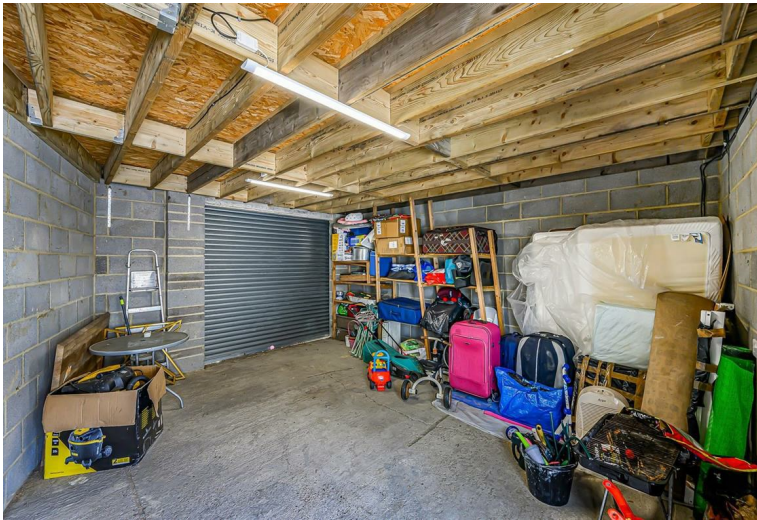
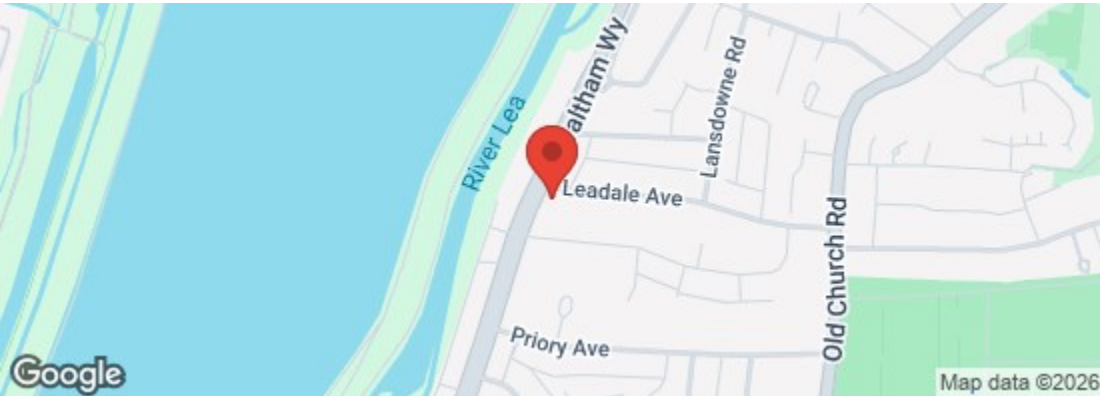




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Waltham Way, Chingford, E4 8AZ
Offers In Excess Of £550,000 Freehold
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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	



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 solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the charming area of Chingford, Waltham Way presents a delightful mid-terrace house, that offers a perfect blend of character and modern living. Spanning an impressive 1,207 square feet, this property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the detached garage situated at the rear, offering valuable additional storage or the potential for a workshop. Parking is also available for one vehicle, a significant advantage in this bustling area.

The location is particularly appealing, with easy access to the A406 and M11, making commuting a breeze. Furthermore, the property is chain-free, allowing for a smooth and straightforward purchase process.

This charming home, with its 1930s architecture and modern conveniences, is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

