



Waltham Way, Chingford, E4 8AG

OFFERS IN EXCESS OF  
£550,000

 **Coultons**

## PROPERTY SUMMARY

\*\*Guide Price £550,000-£575,000\*\*

Offering for sale this well presented three bedroom 1930's terraced house set over three floors situated on Waltham Way in Chingford. Further benefits include an additional loft room, two reception rooms, a modern fitted kitchen with dining area, two bathrooms (ground floor and first floor), double glazing, gas central heating, a rear garden which is approximately 50ft in length with a decked patio area and off street parking to the front.

Waltham Way is situated close to the local shopping area of Chingford Mount with all its bars, restaurants & coffee shops. Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more is just down the road. Public transport includes local buses, plus the Overground Station of Meridian Water, and for those who drive the A406 North Circular Road is easily accessible.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. In our opinion this property would make an excellent family home with many good schools nearby. Viewing is highly recommended to fully appreciate this house.

3

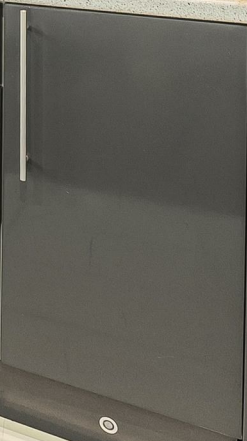


2



2



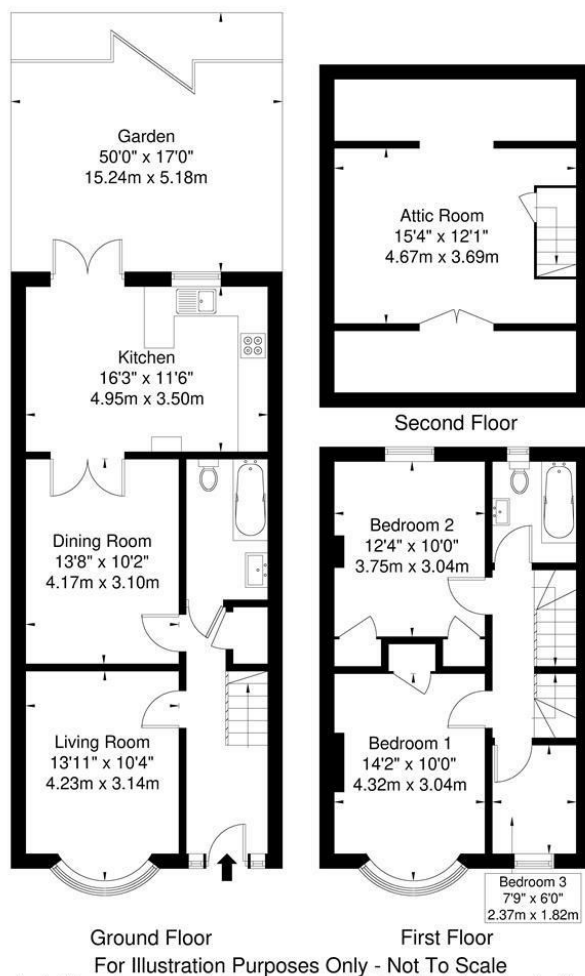






Waltham Way, London, E4 8AG

Approximate Gross Internal Area = 118 sq m / 1275 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**

Waltham Forest

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			85
(81-81) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

**OFFICE ADDRESS**

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk