



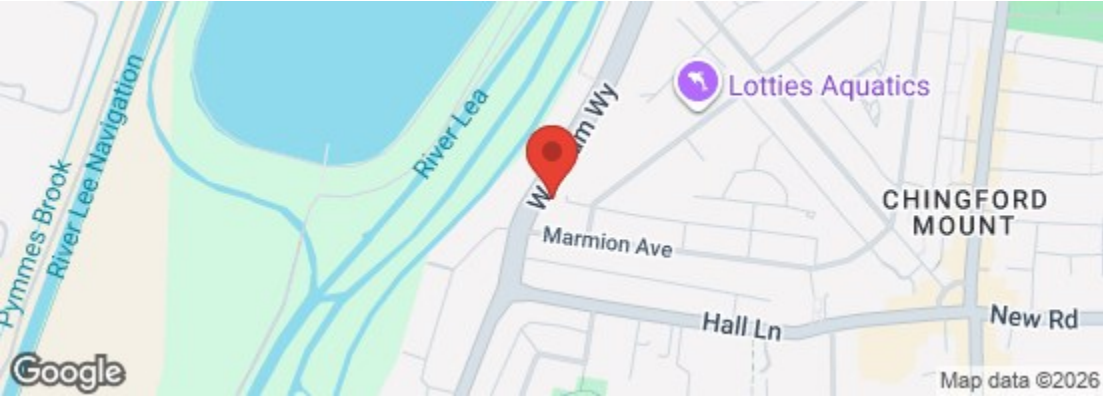
TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council: Waltham Forest | Council Tax Band: D | Floor Area: 717.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.

CHURCHILL
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Waltham Way, Chingford, E4 8HE
£500,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Nestled in the charming area of Chingford, Waltham Way presents an excellent opportunity for those seeking a semi-detached house with ample potential. This delightful property boasts a well-proportioned 717 square feet of living space, making it an ideal choice for small families or couples.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The house features two comfortable bedrooms, providing a peaceful retreat for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for hassle-free parking, making daily life that much easier.

Moreover, the property holds significant potential for extension, allowing you to tailor the space to your specific needs and preferences. Whether you envision expanding the living area or adding an extra bedroom, the possibilities are limited only by your imagination.

Chingford is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a perfect blend of suburban tranquillity and urban convenience, making it an attractive option for prospective buyers.

