

86 Old Church Road
Chingford
E4 8BX

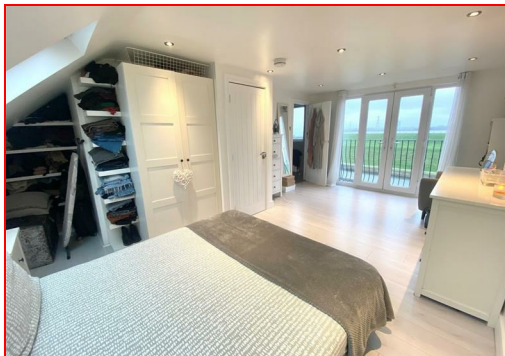
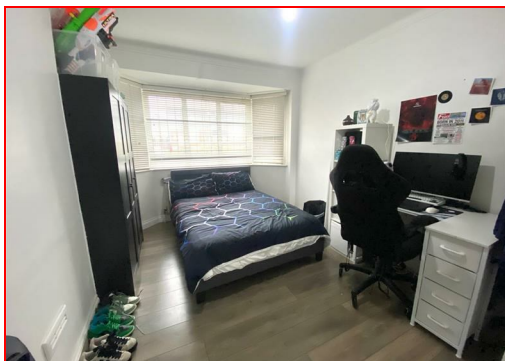
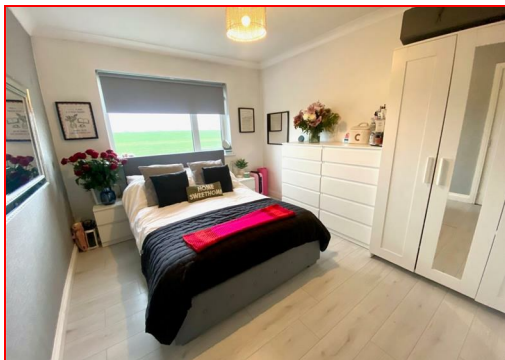
T: 0208 524 7444
www.kings-group.net



Waltham Way, E4 8AQ



Offers In Excess Of £600,000 Freehold



*** RESERVOIRS VIEWS! ***

Kings Group are pleased to present this well-presented four-bedroom semi-detached home, situated on Waltham Way and offering open views to the rear across the reservoirs.

The ground floor provides open-plan living space suited to modern family life. The living and dining areas connect to create a bright and versatile environment for everyday use and entertaining. The fitted kitchen includes a range of base and wall-mounted units with ample worktop space and room for appliances.

The upper floors comprise four bedrooms. The main bedroom includes an en-suite shower room, a walk-in wardrobe, and French doors that allow natural light and provide views towards the reservoirs. The remaining bedrooms offer flexible space that can be used for family members, guests, or a home office. A family bathroom serves the additional bedrooms.

Externally, the property benefits from off-street parking to the front. The rear garden provides outdoor space with views across the reservoirs.

The property is located within reach of local schools, amenities and transport connections, with access to road links including the A406, M11 and M25, providing routes into surrounding areas and London.

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

HALLWAY

LIVING ROOM 13'0 x 11'7

DINNING ROOM 11'11 x 10'4

KITCHEN 11'2 x 13'5

FAMILY ROOM 11'2 x 9,9

LANDING

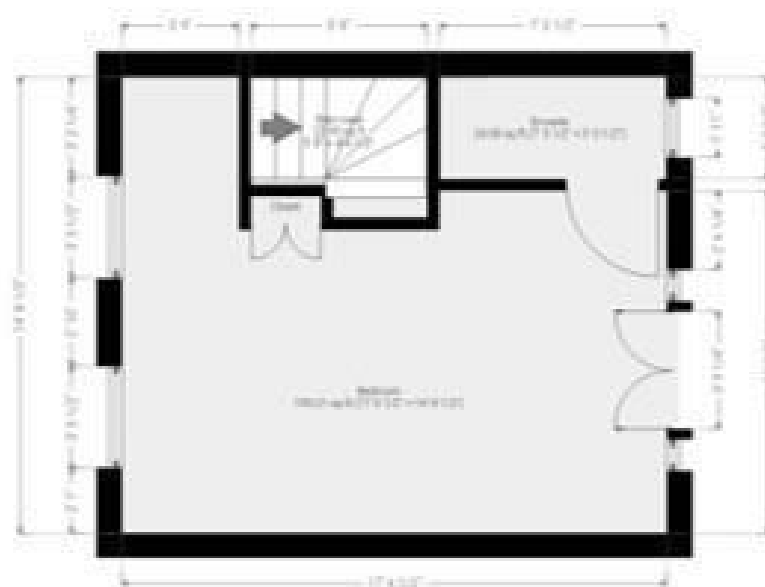
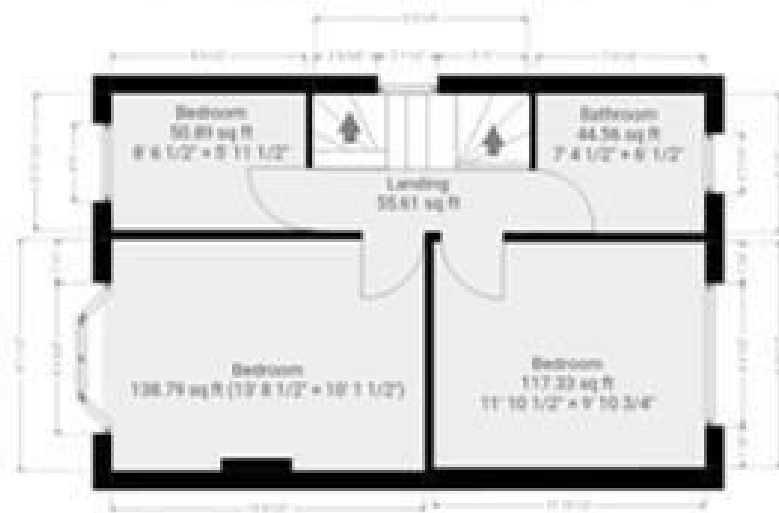
BEDROOM ONE 17'6 x 10'11

BEDROOM TWO 11'10 x 9'10

BEDROOM THREE 13'8 x 10'1

BATHROOM 7'4 x 6

BEDROOM FOUR 8'6 x 5'11





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		73			87
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("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.

