



Waltham Way, E4 8AG
London





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Kings Group Chingford is delighted to present this three-bedroom mid-terrace family home situated on Waltham Way. The property offers a practical and well-designed layout, making it suitable for a range of buyers.

The ground floor comprises an entrance hallway leading to a through lounge and dining area, with patio doors providing direct access to the garden. There is a separate galley kitchen that provides ample storage and workspace for everyday use.

The first floor includes three well-proportioned bedrooms and a family bathroom fitted with a bath, WC, and hand basin. At the rear of the property, the garden is well-maintained and includes a garage with rear access. The front of the property benefits from off-street parking.

Located on Waltham Way, the property is close to local shops, restaurants, and cafés. Transport links are excellent, with Chingford Station nearby and convenient access to the A406 and M11, providing easy routes into the City.

Call Kings today on 0208 524 744 to arrange a viewing.

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

Broadband (estimated speeds)

Asking Price £515,000



- FREEHOLD
- RESERVIOR VIEWS
- OFF STREET PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC C

- 3 BEDROOM FAMILY HOME
- THROUGH LOUNGE
- REAR GARAGE
- COUNCIL TAX BAND D

HALL

RECEPTION 23 x 10'2 (7.01m x 3.10m)

KITCHEN 12'2 x 5'7 (3.71m x 1.70m)

LANDING

BEDROOM ONE 13'7 x 9'11 (4.14m x 3.02m)

BEDROOM TWO 13'1 x 9'11 (3.99m x 3.02m)

BEDROOM THREE 8'1 x 5'11 (2.46m x 1.80m)

FAMILY BATHROOM 7'7 x 5'11 (2.31m x 1.80m)

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.





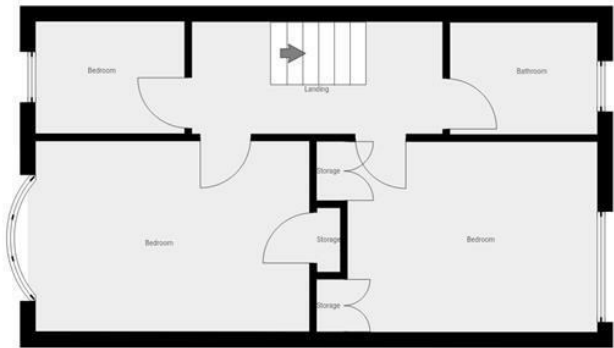
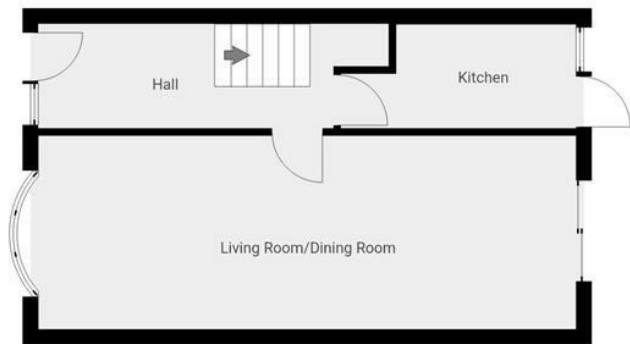
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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 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. Note: These details are correct at time of going to press.

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