

86 Old Church Road
Chingford
E4 8BX

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



Waltham Way, E4 8AZ



Asking Price £485,000 Freehold

***** FULL REFURBISHMENT OPPORTUNITY | OFF-STREET PARKING *****

Kings Group are pleased to present this two-bedroom bungalow situated on Waltham Way, offering a full refurbishment opportunity throughout and providing scope for buyers to create a home to their own specification, subject to the necessary consents.

The accommodation comprises a well-proportioned reception room, two bedrooms, and a bathroom. The layout offers a practical arrangement with potential for reconfiguration, depending on requirements and design approach.

The property requires complete modernisation throughout and would suit buyers looking for a project or investment opportunity.

Externally, the property benefits from off-street parking for one vehicle.

Waltham Way is conveniently located for access to local amenities, green spaces, and transport links, providing good connectivity while remaining within a residential setting.

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

RECEPTION 12'2 x 9'5

CONSERVATORY 12'3 x 6'2

KITCHEN 10'5 x 9'5

BEDROOM 13'3 x 9'2

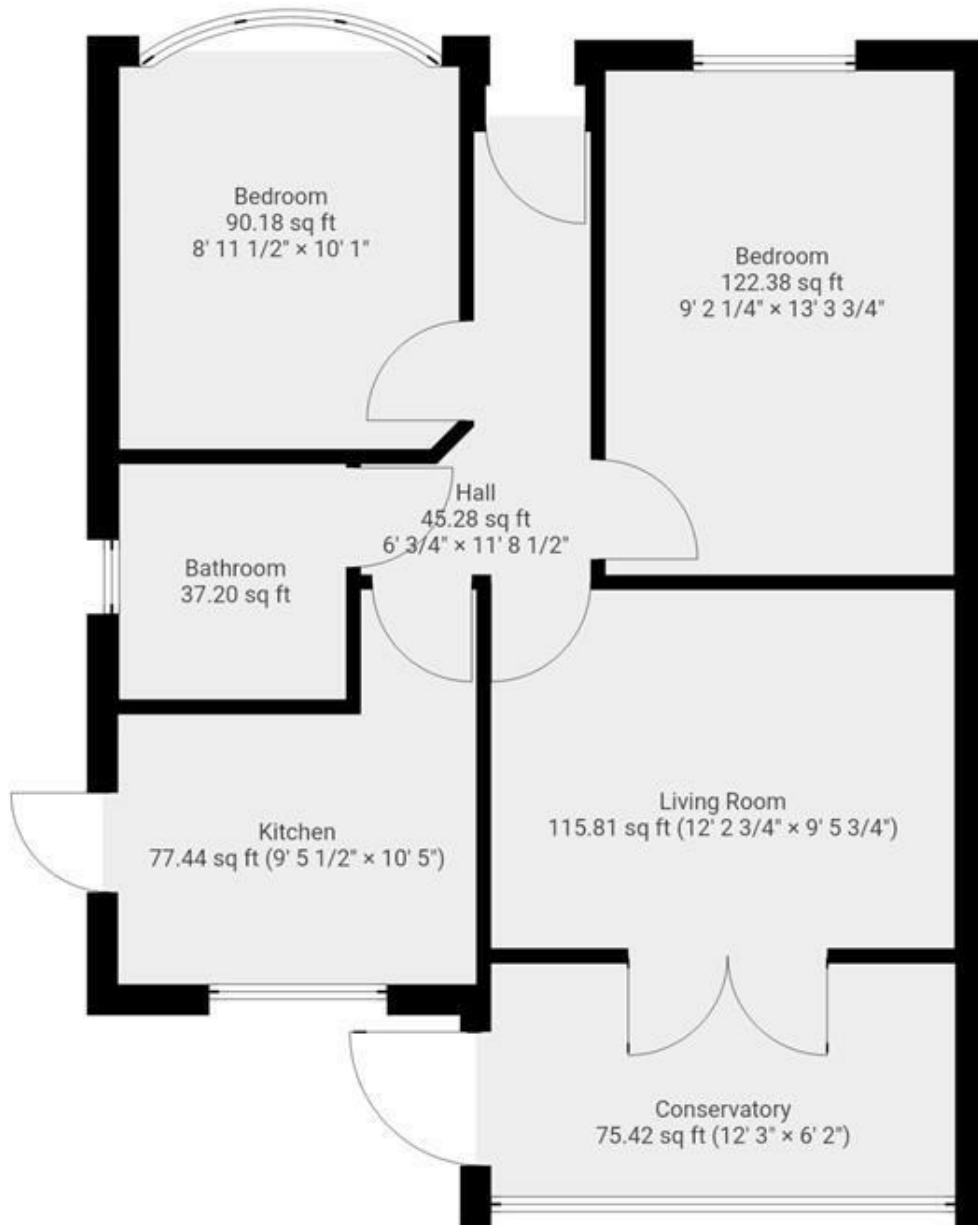
BEDROOM 9'4 x 8'11

BATHROOM 6'2 x 5'11

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 WHATSOEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances AI maybe used to include furnishings and augmentation of images



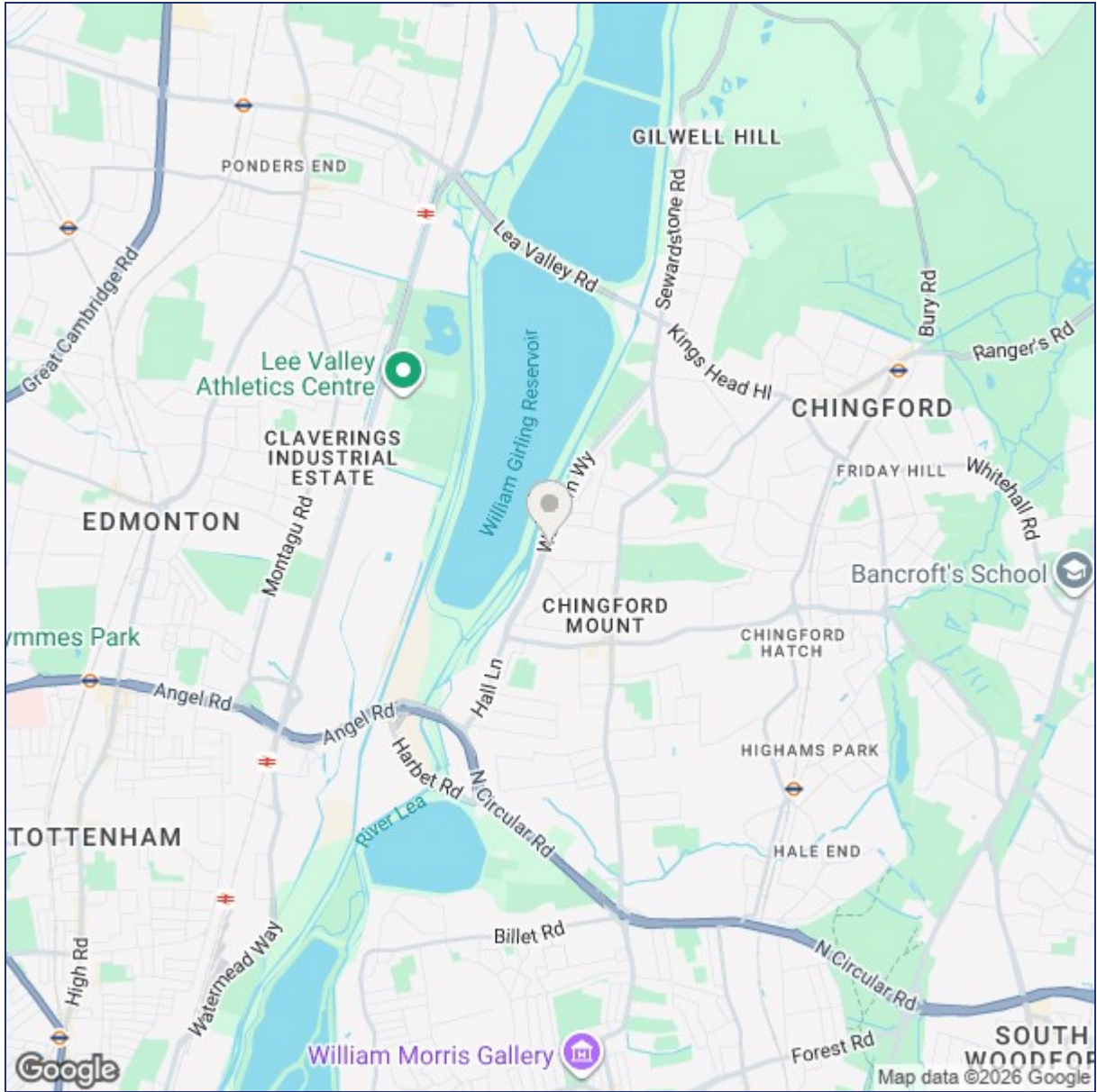


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

