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Waltham Way, E4 8AQ  
London

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# Waltham Way, E4 8AQ

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Kings Group – Chingford are delighted to present this spacious four-bedroom terraced family home, ideally located on the ever-popular Waltham Way.

The property offers well-proportioned accommodation throughout, beginning with an entrance hallway, a living room with a bay window, and a separate dining room which seamlessly flows into the extended kitchen via French doors — perfect for entertaining.

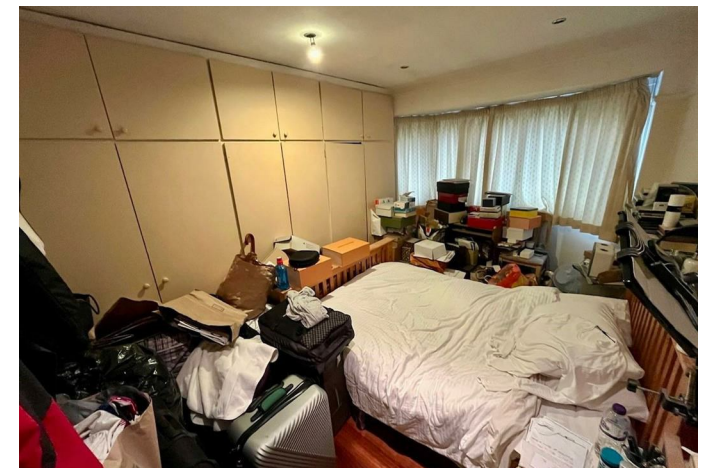
Upstairs, the first floor comprises two generous double bedrooms, a single bedroom, and a family bathroom. The second floor boasts a loft conversion, providing a light-filled principal bedroom with en-suite and views over the reservoir.

Externally, the home benefits from a well-maintained rear garden laid to lawn, a front garden, and off-street parking for added convenience.

Perfectly positioned within close proximity to Chingford Mount's vibrant high street, the property enjoys easy access to an array of local shops, cafes, and amenities, along with excellent transport links. It also falls within the catchment area for several highly regarded local schools, making it ideal for families.

Coverage  
Mobile (based on calls indoors)  
O2 - Average

## Auction Guide £430,000



- CHAIN FREE
- ONLINE AUCTION
- SOLD VIA 'SECURE SALE'
- 2 RECEPTIONS
- OFF STREET PARKING

- FREEHOLD
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- 4 BEDROOMS
- EN-SUITE
- RESERVOIR VIEWS

**HALL 14'11 x 5'3 (4.55m x 1.60m)**

**LIVING ROOM 11'7 x 10'3 (3.53m x 3.12m)**

**DINING ROOM 11'11 x 10'3 (3.63m x 3.12m)**

**KITCHEN 18'10 x 15'11 (5.74m x 4.85m)**

**1ST FLOOR LANDING**

**BEDROOM 11'11 x 9'10 (3.63m x 3.00m)**

**BEDROOM 11'11 x 9'10 (3.63m x 3.00m)**

**BEDROOM 8'6 x 5'3 (2.59m x 1.60m)**

**BATHROOM 5'3 x 7'9 (1.60m x 2.36m)**

**2ND FLOOR LANDING**

**BEDROOM 19' x 16'3 (5.79m x 4.95m)**

**EN-SUITE**

**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.

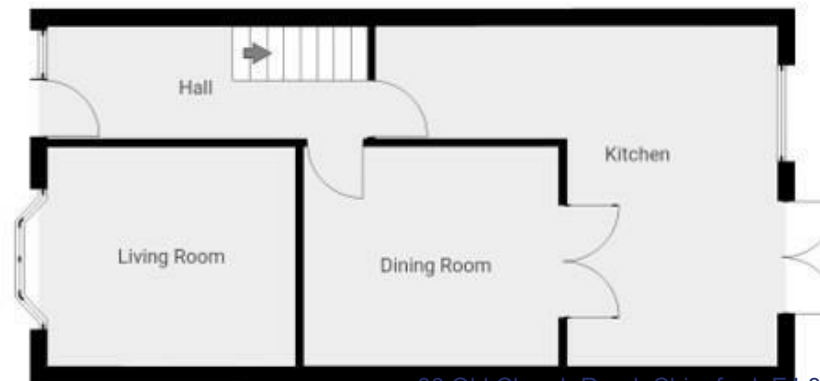
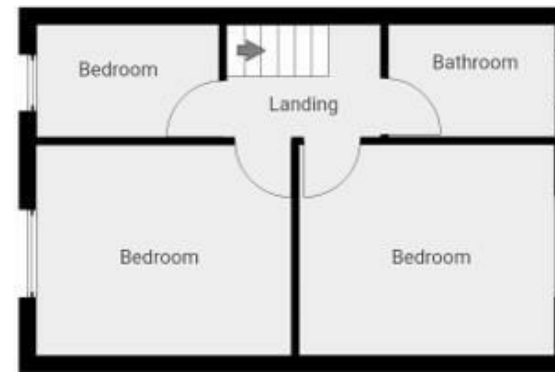
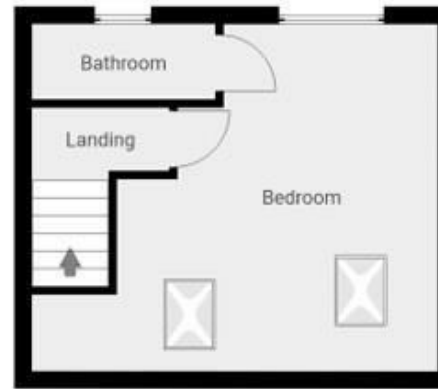
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	



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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