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Wittenham Way, E4 6JP



Asking Price £475,000 Freehold



Kings Group present this well-maintained three-bedroom mid-terraced house for sale. The ground floor consists of a living room, a modern kitchen with base & eye level units, wooden worktops and tiled splashbacks and a ground floor WC/utility room. On the first floor are 2 doubles, a single bedroom and a partially tiled family bathroom with three white piece suite. It has double glazing, gas central heating, and a 41-foot rear garden with a decked patio area, lawn, and wooden shed. The property consist of a brick and tile construction with mains electric gas and water.

Wittenham Way is conveniently located near Chingford Hatch's shopping area and Station Road in North Chingford, offering bars, restaurants, coffee shops, and local bus routes. Chingford Overground Station provides direct access to Liverpool Street and Walthamstow Central, where you can switch to the Victoria Line. The house is close to Epping Forest and Bluebell Forest, perfect for walks. There are several primary and secondary schools within walking distance. This property is an excellent family home and must be viewed to be fully appreciated.

FREEHOLD
Council Tax Band D
EPC Rating C
Floor Area 721 ft2/ 67 m2

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

Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALLWAY

LIVING ROOM 14'1 x 10'9

KITCHEN 12'1 x 6'4

UTILITY/ WC

LANDING

BEDROOM 11'3 x 10'10

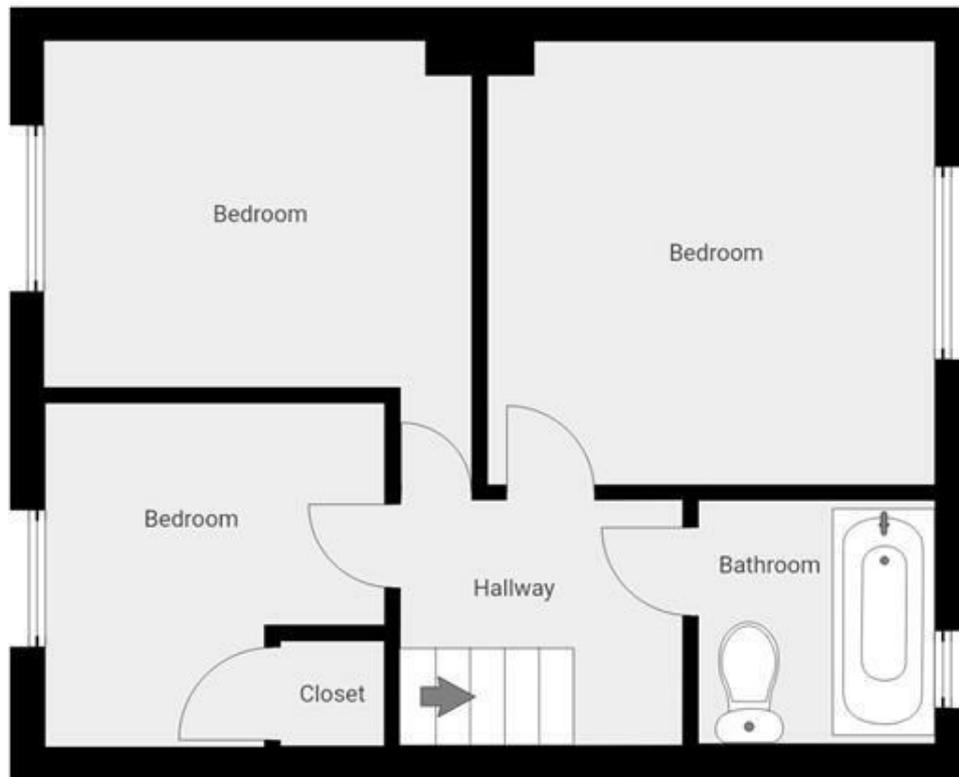
BEDROOM 10'9 x 9'5

BEDROOM 8'4 x 8'2

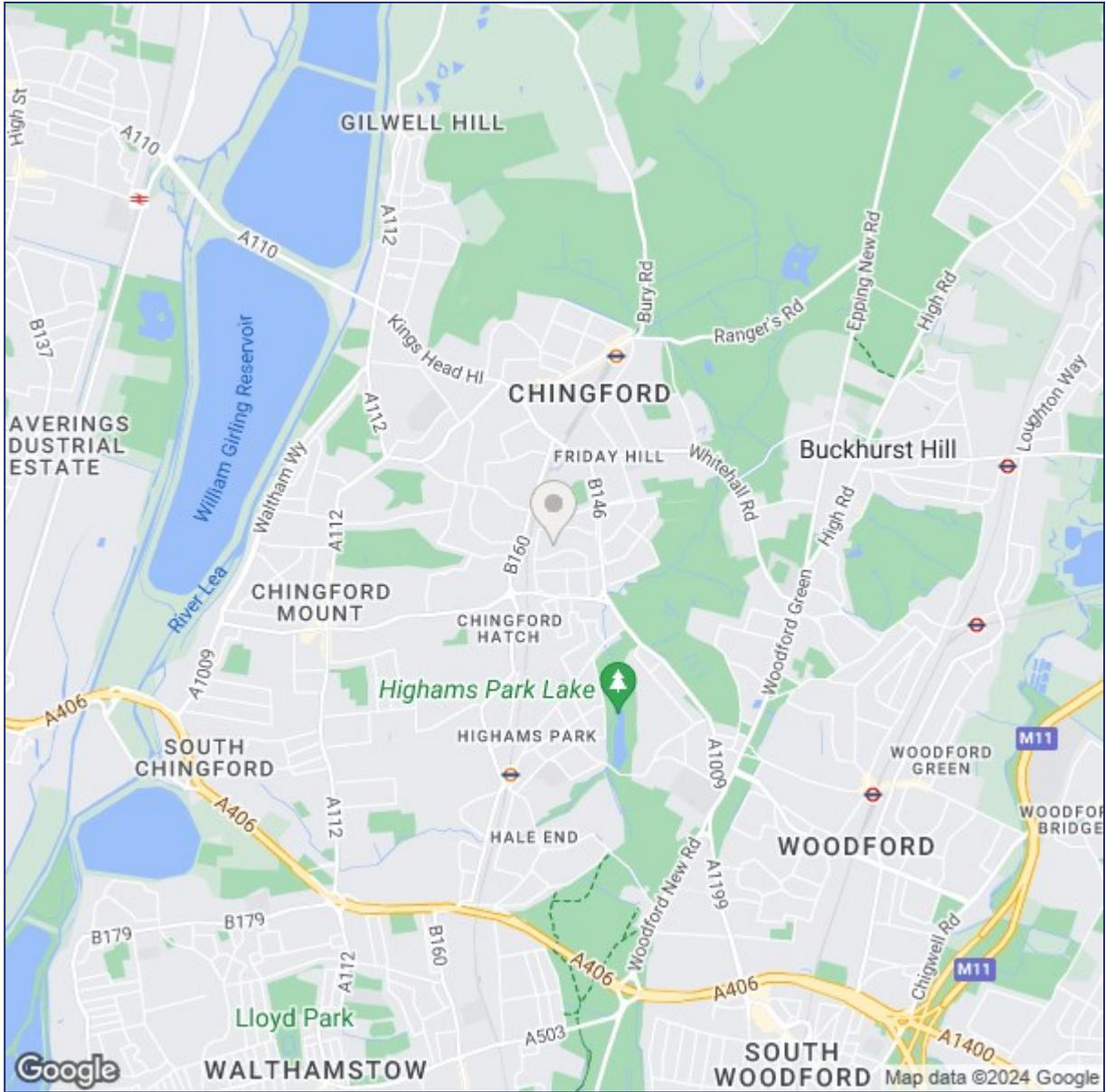
BATHROOM

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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		90	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		71	(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
England & Wales EU Directive 2002/91/EC		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.

