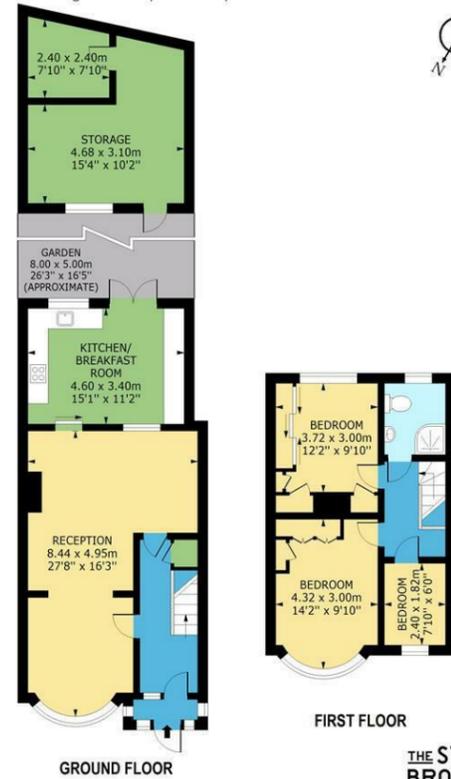


Waltham Way, E4  
Approx. Gross Internal Area 1044 Sq Ft - 96.99 Sq M  
Approx. Gross Out Building Area 248 Sq Ft - 23.04 Sq M



THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 22/9/2025

- Reception  
27'8" x 16'2"
- Kitchen/ Breakfast Room  
15'1" x 11'1"
- Garden  
26'2" x 16'4"
- Storage  
15'4" x 10'2"
- Storage  
7'10" x 7'10"
- Bedroom  
14'2" x 9'10"
- Bedroom  
7'10" x 5'11"
- Bedroom  
12'2" x 9'10"
- Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## WALTHAM WAY, CHINGFORD

### Offers In Excess Of £530,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace 1930's
- 1044 Square Foot
- Easy Access to Chingford and Walthamstow
- Large Garage
- Off Street Parking

This bright and generously proportioned 1930s three-bedroom mid-terrace offers around 1,044 sq ft of living space, including a double reception, large kitchen/diner, courtyard garden and garage, making its potential easy to see. The location balances green escape with city convenience: Epping Forest is close by for weekend walks, while Chingford Station puts Liverpool Street less than 30 minutes away when it's time to head into town. Move-in ready yet full of scope to update and personalise, the home sits on a sought-after residential road within easy reach of high-street shops, schools, and everyday amenities, making it ideal for both families and professionals.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

Close to two of London's finest natural escapes—Epping Forest and the shimmering King George V Sailing Reservoir, this home offers a rare balance of peaceful seclusion and everyday convenience.

Pull up outside on your private driveway, and you'll find unloading shopping (or children) is refreshingly straightforward. Well-maintained by its current owners, the house is a smart fit for families who value space without sacrificing practicality.

Step through the widened front door into a bright, welcoming hallway. The double reception spans almost 28 feet, its crisp white walls and beautiful front bay window filling the space with natural light. A second window and glazed sliding doors to the kitchen extend the glow, while engineered oak flooring runs seamlessly throughout, making it an easy setting for both lively gatherings and quiet evenings.

The kitchen-diner is fitted with pale wood-fronted Shaker cabinets and plenty of prep and storage space, leaving ample room for casual dining. French doors draw in even more daylight and open onto the courtyard garden, where natural wooden fencing provides security and privacy for peace of mind.

Outside, the low-maintenance courtyard garden begins beneath a pergola that offers

welcome shade for alfresco meals, whatever the weather. Paved with brick-edged beds planted with a mix of flowers and vegetables, it's a flexible canvas ready to be dressed with pots and planters to suit your style. At the rear, a large garage offers excellent versatile storage or the potential for a workshop or home office.

Upstairs, two generous double bedrooms each come with fitted wardrobes - no arguments over storage - plus a smaller single room. The family bathroom keeps things simple and practical with a classic white suite and walk-in shower.

**WHAT ELSE?**

- Chingford Station takes you to London Liverpool Street Station in around 26 minutes - perfect for commuters.
- If it's good schools you are looking for, there is an excellent choice in your locale with many primary and secondary schools close by, including: Parkside Primary, Lime Academy Larkwood, Chase Lane Primary, Chingford Foundation Secondary & Sixth Form.
- You'll find a number of supermarkets within walking or short driving distance: Sainsbury's, Aldi and Tesco, etc., with the local high street shopping at Chingford Mount and Station Road both offering good mixes of bars, cafés, restaurants and services.



**A WORD FROM THE OWNER...**

"This house is in an amazing location literally 5-10 min walk from local shops and a primary school. The house has a massive garage in the back for extra storage. It's located in a great spot which is close to everywhere with the car."

**REQUEST A VIEWING**  
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