

86 Old Church Road  
Chingford  
E4 8BX

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



## Waltham Way, E4 8HF



**Guide Price £500,000 Freehold**



### \*\*\*3 BEDROOM HOUSE\*\*\*

### \*\*\*ADDITIONAL LOFT ROOM\*\*\*

Kings of Chingford are delighted to offer to the market this well proportioned three bedroom terraced, family home.

Situated on the ever sought after Waltham Way and located just a short distance to Chingford Mount High street and all the amenities it has to offer.



Arranged over three floors, the ground floor is comprised of a bright and airy living room benefiting from a bay window. The 'L' shaped kitchen/diner is finished with white base and eye level units, roll top work surfaces, laminate flooring and tiled splash backs.



To the first floor you have two fantastic size doubles with the master boasting fitted wardrobes. The family bathroom is fully tiled and finished with a corner shower cubicle, modern white hand basin & toilet. To the second floor the current owner has created an additional room with access to its own toilet.

To the front of the property you have off street parking for 2 vehicles. To the rear you have a private, partially paved, partially gravelled garden, bordered with well tended flower beds.



Providing ample space, this property offers a great opportunity to become your family home. Call our office now to arrange your viewing and avoid disappointment

**LOUNGE 18'00 x 10'22**

**KITCHEN / DINER 16'23 x 12'00 x 8'79**

**MASTER BEDROOM 18'00 x 9'90**

**BEDROOM TWO 12'38 x 9'90**

**BEDROOM THREE 7'69 x 6'00**

**BATHROOM 7'00 x 6'00**

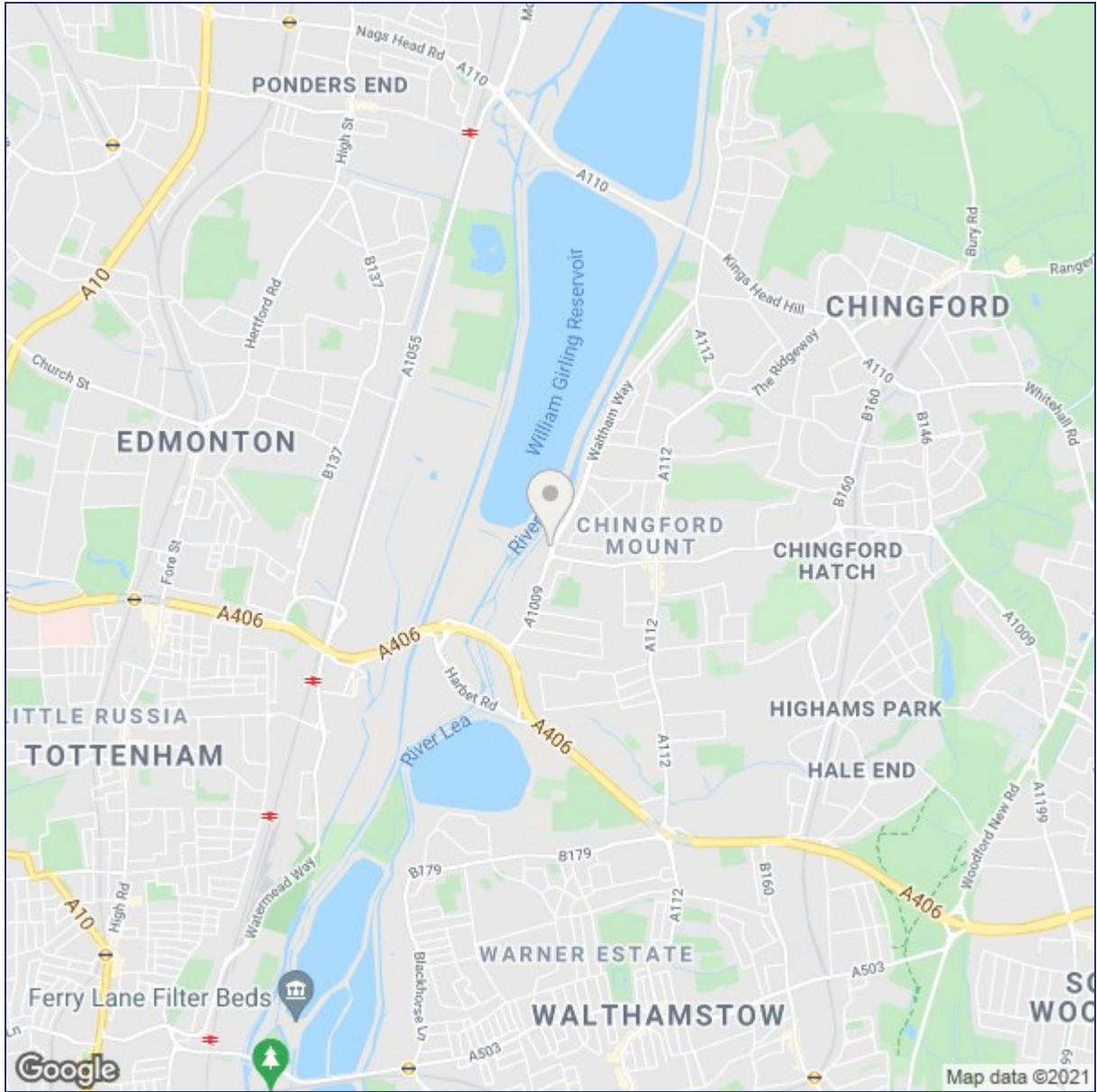
**LOFT ROOM**



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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("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.

