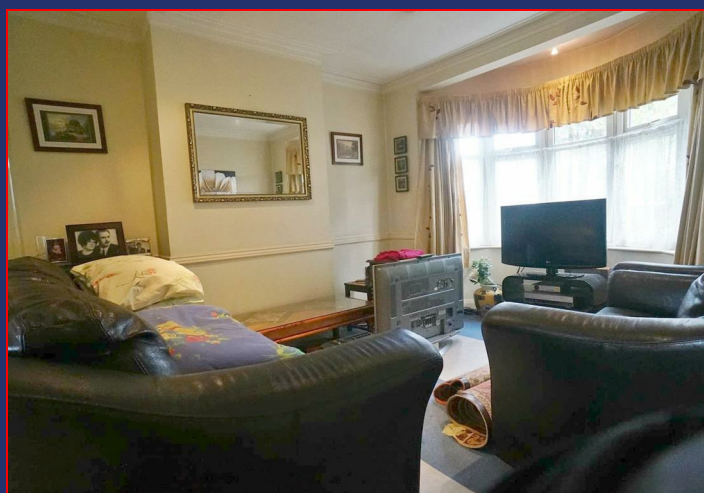


86 Old Church Road  
Chingford  
E4 8BX

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## Waltham Way, E4 8AG



**Chain Free £430,000 Freehold**

\*\*\*CHAIN FREE\*\*\*

### 3 BEDROOM TERRACED HOUSE

\*\*\*RARE OPPORTUNITY\*\*\*

Kings of Chingford are pleased to offer to the market this three bedroom terraced family home.

In need of modernisation and improvement throughout, this well situated property is perfect for those of you looking for a bit of a project.

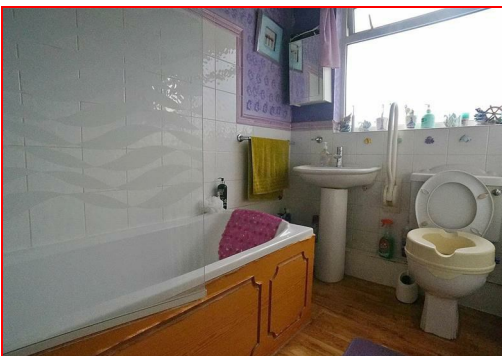
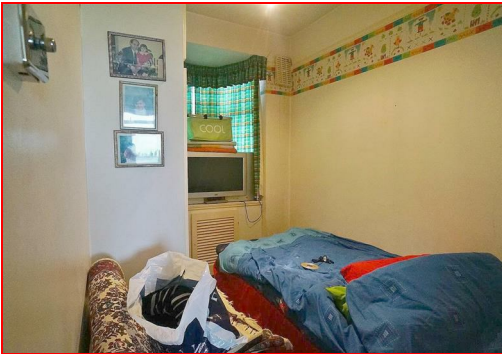
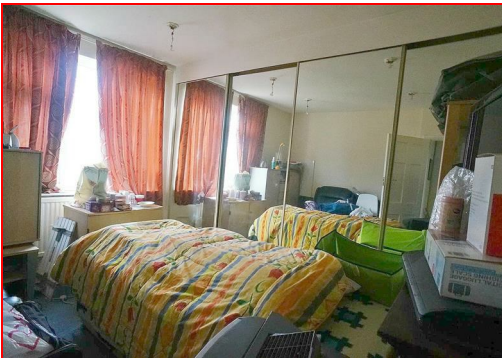
Comprised of an open plan kitchen/diner to the ground floor as well as a good size living room with bay window.

To the first floor you have two double bedrooms with fitted wardrobes and bedroom three is a spacious single.

The family bathroom is finished with a white three piece suite.

To the front of the property you have a walled garden. To the rear you have a private staggered garden, which is partially paved, partially laid to lawn with a garage. (There is no vehicular access).

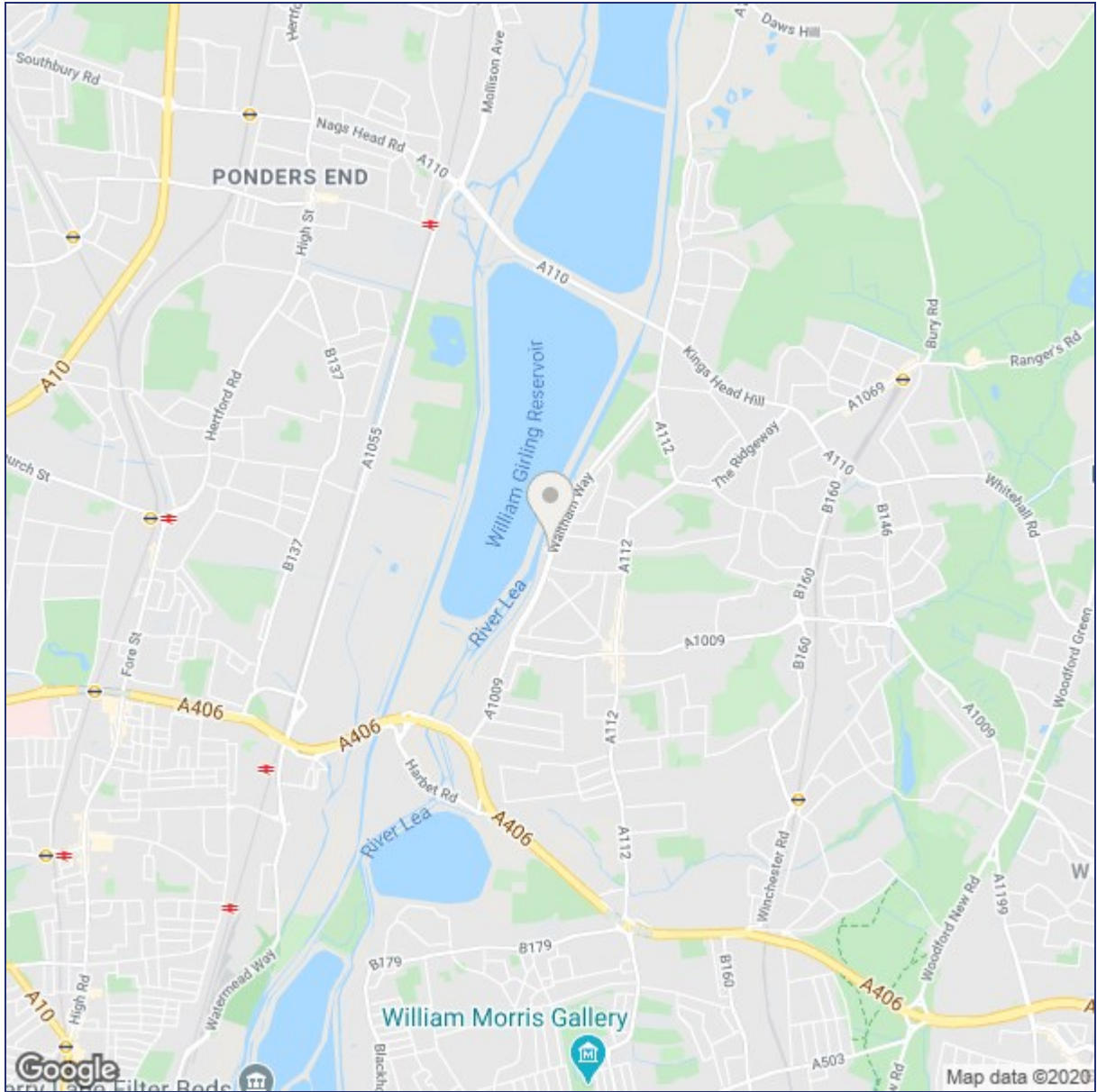
Call 0208 524 7444 to arrange your COVID safe viewing and avoid disappointment.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] <b>A</b>	
<b>B</b>	
<b>C</b>	
<b>D</b>	
<b>E</b>	
<b>F</b>	
<b>G</b>	
Not energy efficient - higher running costs	
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>	
<b>B</b>	
<b>C</b>	
<b>D</b>	
<b>E</b>	
<b>F</b>	
<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

