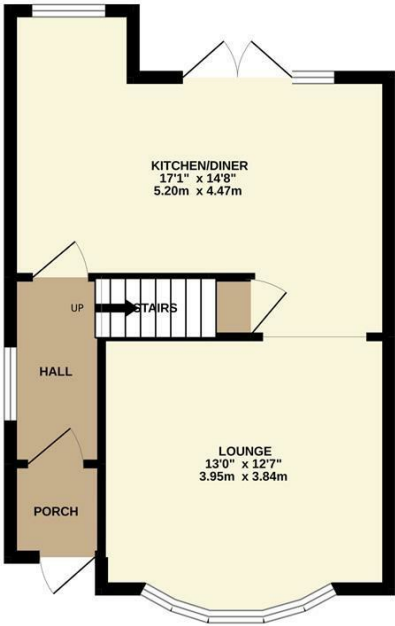
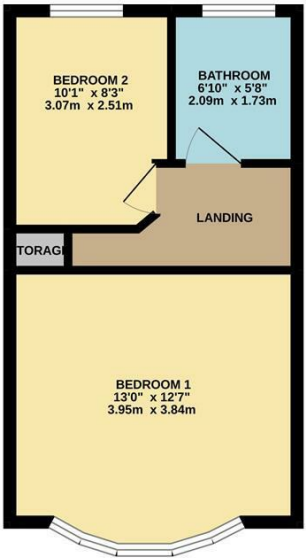




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

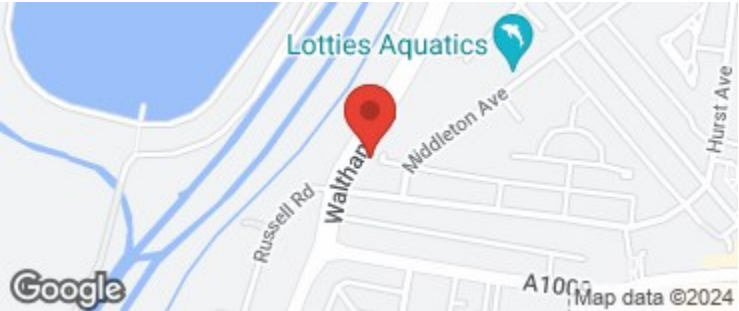


1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA - 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		G
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

| Two Bedroom | Attached Garage | Beautifully Presented | Off Street Parking | Easy Access to M11/A406 transport links | Potential to Extend (STPP) | Own Drive | Low Maintenance Garden | Kitchen Diner | Semi Detached |

CHURCHILL
estates



Waltham Way, Chingford, E4 8HE
£473,000 Freehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk



Offered for sale is this Well Presented Two Bedroom Semi Detached house with Attached Garage so offers huge potential to further Extend (STPP).

The Property on the Ground Floor comprises of a Reception Room, Kitchen Diner with doors out to the Garden. Moving upstairs we have Two Bedrooms and a First Floor Bathroom the property also benefits from Double Glazing and Central Heating.

Externally there is an easy maintained rear garden and to the front of the property there is attached garage with own drive. An early internal viewing is advised to appreciate the potential and condition of the property on offer.

