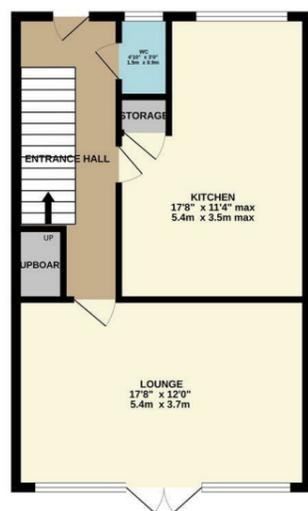
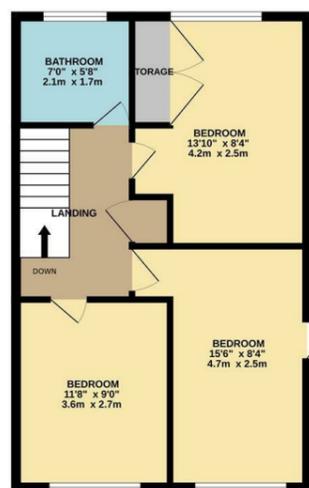




GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



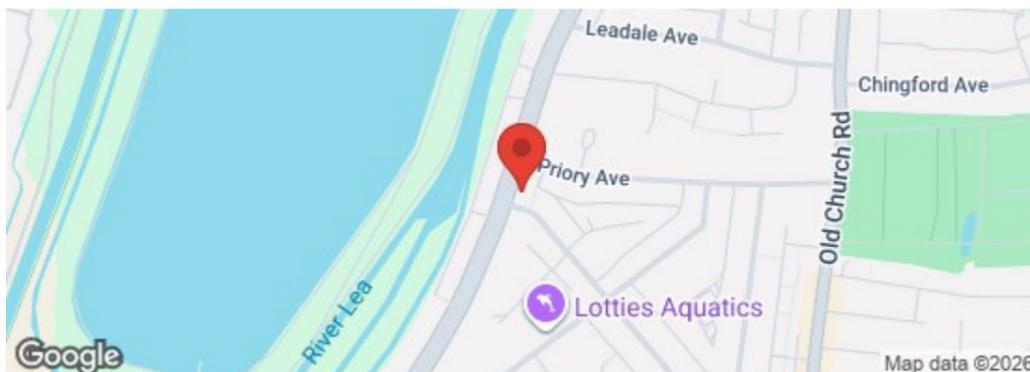
1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.  
While 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 the 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.  
Made with Metreps (2020)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 996.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</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	
<b>England &amp; Wales</b>	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

Waltham Way, Chingford, E4 8AR  
Offers Over £500,000 Freehold  
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the charming area of Chingford, Waltham Way presents a delightful mid-terrace house that is perfect for families or those seeking a comfortable home. Spanning an impressive 996 square feet, this property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the generous 17ft kitchen diner, which offers a wonderful space for culinary adventures and family meals. This area is designed to be both functional and inviting, making it the perfect spot for gatherings.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, there is parking available for one vehicle, a valuable asset in this bustling area.

Waltham Way is situated in a vibrant community, with local amenities and transport links within easy reach, making it an excellent choice for those who appreciate both comfort and accessibility. This home is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely property your own.

