

## Directions

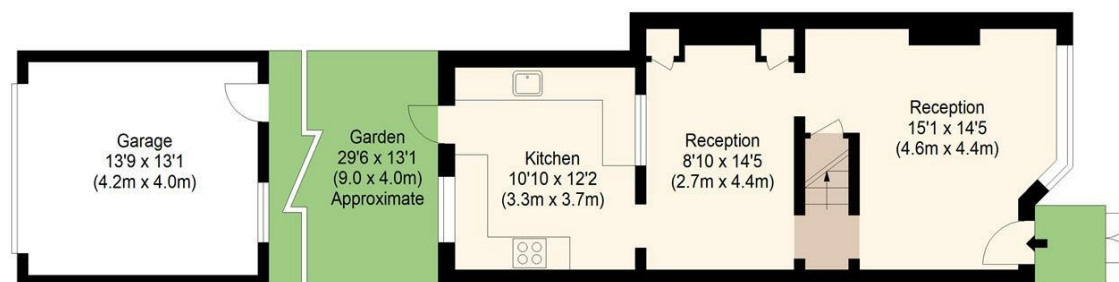
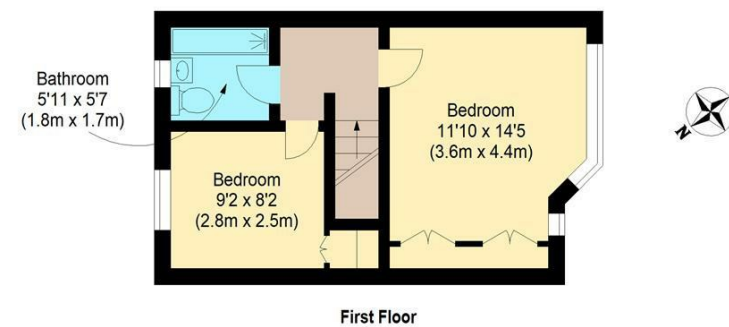
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

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>	71	79
(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		



Ground Floor

william rose  
Waltham Way, E4

Approximate Gross Internal Floor Area : 77.11 sq m / 830 sq ft  
Garage/ Shed : 16.35 sq m / 176 sq ft



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.

lpaplus.com

Date: 7/9/2022



75 Waltham Way, Chingford, London, E4 8HD

Guide Price £450,000

- Two bedroom family home
- Rear garden
- Off-street parking via a driveway
- Potential for loft conversion
- Walking distance to shops
- Flexible downstairs living space
- Garage at rear
- First floor bathroom
- Close to schools
- Rear extension



## 75 Waltham Way, London E4 8HD

A well-proportioned three bedroom family home located on the popular Waltham Way in Chingford. The property offers two reception rooms, a rear garden with garage, off-street parking and excellent potential for a loft conversion (subject to planning). Ideally positioned close to local shops, schools, transport links and the open spaces of Epping Forest.



Council Tax Band: D



Situated on the popular Waltham Way in Chingford, this well-presented two-bedroom family home offers generous living space, excellent potential to extend, and a highly convenient location close to green spaces, transport links and local amenities.

The ground floor features two separate reception rooms, providing flexible accommodation for both everyday living and entertaining. The layout allows for a comfortable front reception room, while the rear reception flows naturally into the kitchen, creating a sociable and practical living arrangement. The kitchen enjoys views over the garden and offers direct access outside, ideal for family life and summer use.

To the rear, the property benefits from a private garden leading to a garage, offering secure parking or additional storage. The home also enjoys the advantage of a driveway, providing valuable off-street parking.

Upstairs, there are two well-proportioned bedrooms along with a family bathroom. The property also offers excellent potential for a loft conversion, subject to the usual planning consents, allowing future owners to add further living space or an additional bedroom if desired.

Waltham Way is a sought-after Chingford location, well known for its community feel and convenience. The area is well served by local shops, cafés and amenities, with Chingford Mount and Station Road nearby. There are well-regarded schools in the surrounding area, and commuters benefit from good transport links into central London.

For those who enjoy the outdoors, Epping Forest is within easy reach, offering extensive green space, walking routes and recreational facilities.

This property represents an excellent opportunity for buyers seeking a home with off-street parking, a rear garage, and future development potential in a desirable North East London location.