



ADRIAN DOMINIC Property Services

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Guide Price £450,000 -£480,000

Waltham Way, Chingford, E4



- FIVE BEDROOM HOUSE
- END OF TERRACE
- LOFT CONVERTED
- LARGE KITCHEN DINER
- GAS CENTRAL HEATING SYSTEM
- DOUBLE-GLAZED WINDOWS
- IDEAL FAMILY HOME
- VIEWING STRONGLY RECOMMENDED

This wonderful house is the ideal house for the G-R-O-W-I-N-G family! Boasting five good sized bedrooms, a large kitchen diner and a fantastic garden, it has everything you need for the hustle-and bustle of family life!

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STORM PORCH

Leading to front door.

HALLWAY

Access to lounge and kitchen/diner, stairs leading to first floor, window to side, laminate wood-effect flooring, access to cellar.

LOUNGE

13'4" in to bay x 10'9" (4.06m in to bay x 3.28m)

Double-glazed leaded bay window to front aspect, wall-mounted radiator, feature fireplace, picture rail, coving to ceiling with ceiling rose.

KITCHEN/DINER

16'5" narr 10'3" x 11'11" narr 8'92 (5.00m narr 3.12m x 3.63m narr 2.67m)

Double-glazed patio door to rear leading to rear garden, double-glazed window to rear, fitted wall and base units, work surface stainless-steel sink and drainer unit, plumbing for both washing machine and dishwasher, laminate wood-effect flooring.

FIRST FLOOR LANDING

Access to all first floor rooms, stairs leading to second floor landing, double-glazed window to side.

BEDROOM 1

13'4" to bay x 10'0" (4.06m x 3.05m)

Double-glazed bay window to front, wall-mounted radiator, picture rail, dado rail and ceiling rose.

BEDROOM 2

11'11" x 10'0" (3.63m x 3.05m)

Double-glazed window to rear, wall-mounted radiator, carpet.

BEDROOM 3

8'8" x 6'0" (2.64m x 1.83m)

Double-glazed window to front, wall-mounted radiator, carpet.

SECOND FLOOR LANDING

Access to bedrooms 4 and 5, double-glazed window to side

BEDROOM 4

10'4" narr 7'4" x 14'7" narr 5'9" (3.15m narr 2.24m x 4.45m narr 1.75m)

Juliet balcony to rear, double-glazed window to side, wall-mounted radiator, carpet.

BEDROOM 5

8'8" x 7'9" (2.64m x 2.36m)

Access to en-suite shower room, storage cupboards, double-glazed skylight to front.

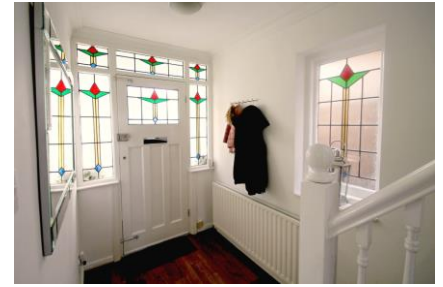
EN-SUITE SHOWER ROOM

Low-flush W.C, wash-hand basin, shower cubicle, double-glazed skylight to front.

REAR GARDEN

48'0" (14.63m)

Multi-levelled garden, featuring patio area and lawn area. Shed to rear, pedestrian side and rear access.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS ADRIAN DOMINIC PROPERTY SERVICES
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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