



Upshire Road, EN9
3NP
Waltham Abbey





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RARELY AVAILABLE !!!!! AT 0.46 OF AN ACRES THIS PROPERTY OFFERS EXTENSIVE OPPORTUNITY FOR EXTENSIONS AND REDEVELOPMENT (STPP) .THIS 3 BEDROOM DETACHED BUNGALOW IS IN NEED OF GENERAL UPDATING BUT HAS AMPLE CHARM AND ORIGINAL FEATURES, TO INCLUDE STAINED GLASS WINDOWS, WOOD PANELLED WALLS PLATE RAILS TO NAME A FEW. The property Consist of a 17'4 x 15' living room, bright & airy dining room, fully tiled kitchen with base & eye level units and roll top work surfaces, utility room, family bathroom and 3 bedrooms the exterior boast a huge mature garden with mature trees and plants and laid to lawn. There is a drive and detached garage providing off street parking for numerous vehicles. Council Tax- Band F. EPC E.

Situated in a great location within easy access to local shops and schools as well as transport links to the M25, also falling into the catchment area for some superb local primary and secondary schools.

Call 01992 652 006 to arrange your viewing and avoid disappointment!!!!

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 4 mbps
Superfast 82 mbps

Offers In Excess Of £750 000



- FREEHOLD
- 3 BEDROOM
- UTILITY ROOM
- GARAGE
- COUNCIL TAX BAND F

- DETACHED BUNGALOW
- 2 RECEPTIONS
- OFF STREET PARKING
- DEVELOPMENT POTENTIAL STPP
- EPC TBC

LIVING ROOM 17'4 x 15' (5.28m x 4.57m)

DINING ROOM 14'11 x 13'2 (4.55m x 4.01m)

KITCHEN 14'6 x 12'2 (4.42m x 3.71m)

UTILITY 8' x 4' (2.44m x 1.22m)

BEDROOM 13'8 x 10'9 (4.17m x 3.28m)

BEDROOM 13'10 x 12'11 (4.22m x 3.94m)

BEDROOM 9'11 x 7'10 (3.02m x 2.39m)

BATHROOM 7'11 x 6'06 (2.41m x 1.98m)

GARAGE

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. 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 finalising their offer to purchase.

5. References to tenure of a property are based upon 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.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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





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. Note: These details are correct at time of going to press.

