

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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www.kings-group.net



Bramley Shaw, EN9 3NL



Offers In Excess Of £415,000 Freehold



Kings Group Waltham Abbey are delighted to present this well-presented two-bedroom end of terrace home to the market.

Located on the outskirts of Waltham Abbey in the peaceful village of Upshire, this property offers a semi-rural feel while remaining well-connected. It's within 3 miles of 10 primary and secondary schools and boasts excellent commuter links, with easy access to the M25/A10, Epping, Loughton, Chingford, and North London.

The ground floor comprises an inviting entrance hallway, a cosy living room, and a spacious kitchen/diner fitted with modern white gloss base and eye-level units, roll-top work surfaces, and stylish tiled splashbacks.

Upstairs, you'll find two generously sized double bedrooms, both offering ample storage, along with a family bathroom featuring a white three-piece suite.

Externally, the rear garden is perfect for entertaining, offering a great combination of decking, patio, and lawn – ideal for summer BBQs. The garden also benefits from outbuildings providing additional storage. To the front, there's ample off-street parking for two vehicles.

Call our Kings Group Sun Street office now to arrange your viewing – 01992 652 006!



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

Broadband (estimated speeds)
Standard 18 mbps
Superfast 73 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

LIVING ROOM 13'5 x 10'7

KITCHEN DINER 17'4 x 9'3

LANDING

BEDROOM 17'5 x 8'9

BEDROOM 11'3 x 10'2

BATHROOM 6'11 x 5'9

DISCLAIMER

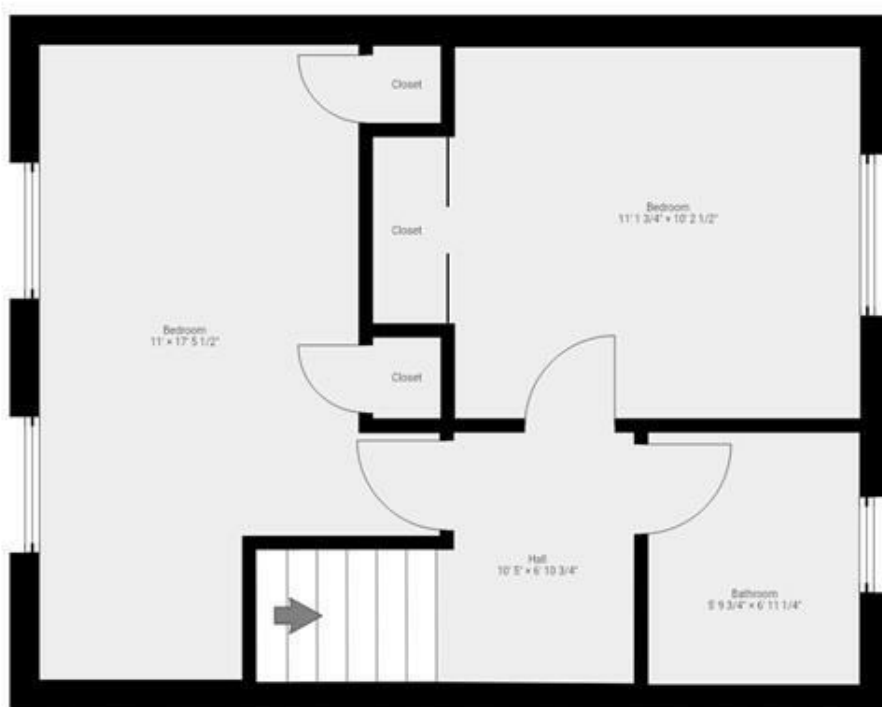
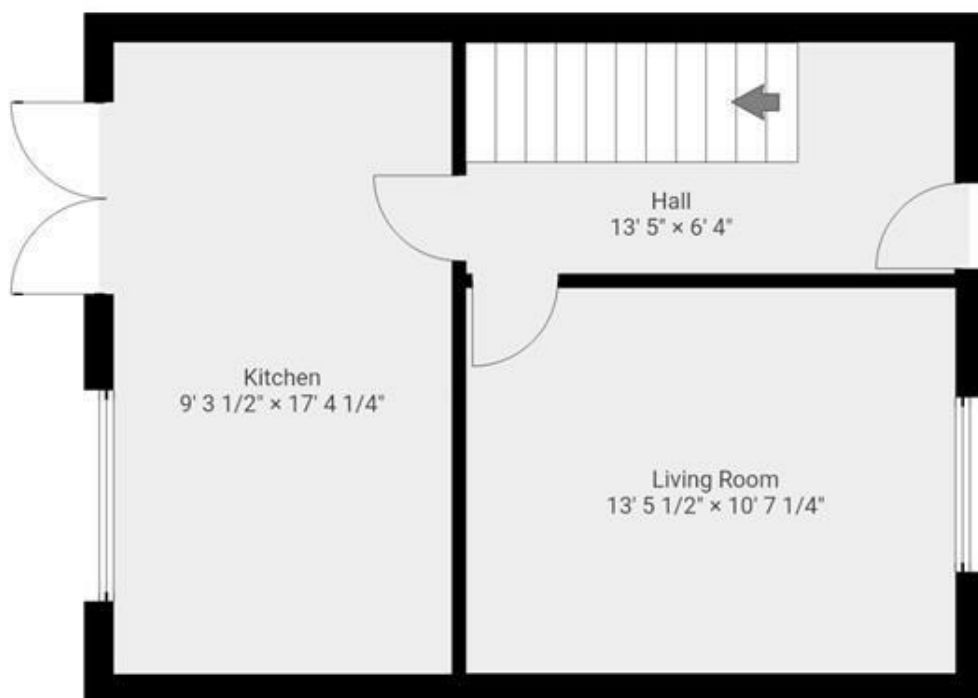
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