



Upshire Road, Waltham Abbey, EN9

BUTLER & STAG



**This charming mid-terrace house offers a perfect blend of modern living and practical design.**



## Freehold

- Mid Terraced Family Home
- Four Bedrooms/Two Bathrooms
- Well Presented Throughout
- Spacious Lounge/Dining Room
- Off Street Parking
- Summer House

The ground floor features a spacious lounge that seamlessly leads into a bright and airy second reception room, accentuated by stunning bifold doors opening onto the garden. The contemporary kitchen boasts sleek white gloss wall and base units, complemented by granite work surfaces and a central island. It is fully equipped with a fitted oven and hob, complete with an extractor fan, and is finished with stylish tiled flooring. Additionally, the ground floor benefits from a modern cloakroom and a very useful utility room.

Ascending to the first floor, you will find four generously sized bedrooms and a family bathroom, all designed with comfort and functionality in mind. The rear garden is a delightful space, featuring a large patio area that descends via steps to an artificial lawn, bordered by attractive plants and shrubs. At the far end of the garden, a versatile summer house offers a range of potential uses.

The front of the property provides off-street parking for multiple vehicles. Constructed with brick and tile, the house is equipped with mains water, electricity, and gas heating, ensuring convenience and efficiency for modern living.





# Upshire Road

Approx. Gross Internal Area 140.3 sq. metres ( 1510.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.