



Upshire Road, Waltham Abbey

O.I.E.O £499,999



**MILLERS**  
ESTATE AGENTS

\* THREE BEDROOMS \* SEMI DETACHED HOUSE \*  
LOFTCONVERSION \* BATHROOM & EN-SUITE \* OPEN  
PLAN GROUND FLOOR \* OFF STREET PARKING \*  
SUMMER HOUSE \* ARRANGED OVER THREE FLOORS  
\*

A well presented semi-detached family home,  
offering three bedroom accommodation  
arranged over three floors. Situated in a popular  
residential street within easy reach of Waltham  
Abbey town centre, shops, schools and major  
road links.

The ground floor comprises an entrance hall  
leading to a cloakroom WC which is tucked  
neatly under the stairs and opens into. A  
beautifully fitted kitchen breakfast room  
featuring built in appliances, dark blue units  
and ample storage and contrasting worktops.  
Opening into the dining area with glazed doors  
providing access to the well presented garden.  
There is a cosy living room with feature wood  
effect flooring. The first floor landing leads to two  
generous bedrooms, including the second  
bedroom which features a range of fitted  
wardrobes. There is a three-piece shower room  
with white sanitary ware and stairs ascend to  
the second floor. The master bedroom is  
generous in size and has an en-suite shower  
room with WC, finished with white sanitary ware  
an. Additionally there is gas heating via  
radiators and double glazed windows. Externally  
the property has two parking spaces on a block  
paved driveway and side access to a rear  
garden; which is mainly laid to lawn and is  
perfect for outside entertaining, providing  
seclusion and rear access.

Upshire Road is closely situated to the Historical  
Market Town of Waltham Abbey, yet is within  
wealking distance arable farmland, parts of  
Epping Forest and open countryside. The Abbey,  
Epping & Loughton are all a short drive away  
with vibrant high streets offering an array of  
shops, restaurants, salons, bars and  
supermarkets. Epping & Theydon Bois have  
access to the Central Line serving London. In  
addition. J26 of the M25 is a short drive away.





## GROUND FLOOR

Entrance Hall

Cloakroom WC

4' x 2'6" (1.22m x 0.76m)

Kitchen Dining Room

9'11" x 18'10" (3.02m x 5.74m)

Living Room

12'4" x 13'0" (3.77m x 3.95m)

Landing

## FIRST FLOOR

Bedroom Two

10'4" x 12'10" (3.16m x 3.92m)

Bedroom Three

9'8" x 9'8" (2.95m x 2.94m)

Shower Room

8'11" x 6'7" (2.72m x 2.01m)

## SECOND FLOOR

Bedroom One

15'7" x 13'9" (4.75m x 4.20m)

En-suite Shower Room

6'10" x 6'6" (2.08m x 1.98m)

## EXTERNAL AREA

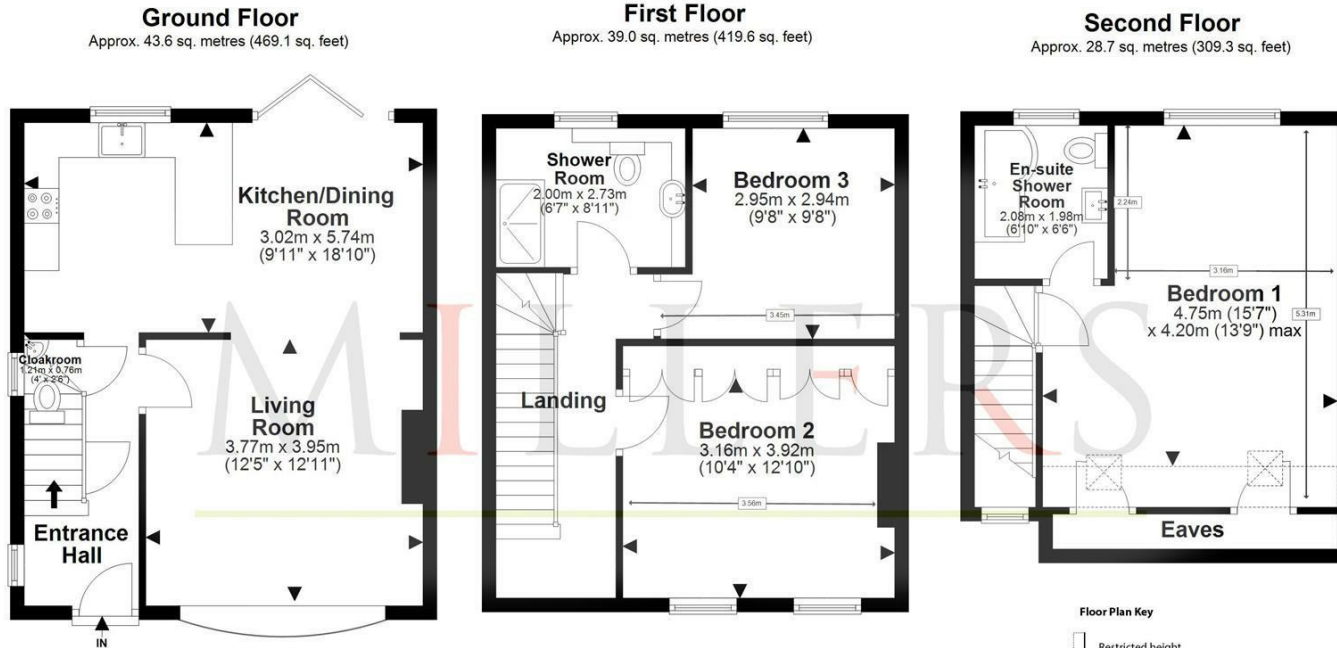
Rear Garden

68' x 25'3" (20.73m x 7.70m)

Summer House

20'8" x 7'5" (6.30m x 2.26m)





Total area: approx. 111.3 sq. metres (1198.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.

**Floor Plan Key**

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.