



**Upshire Road, Waltham Abbey**  
**O.I.E.O £499,999**



**MILLERS**  
ESTATE AGENTS

\* THREE BEDROOMS \* SEMI DETACHED HOUSE \*  
LOFT CONVERSION \* 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 and. 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 walking 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)

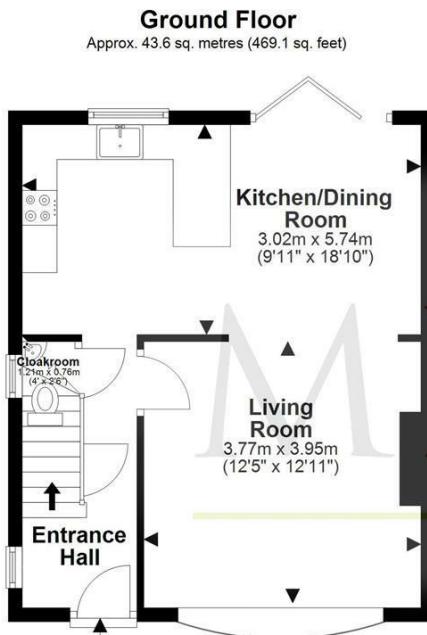
## EXTERNAL AREA

### Rear Garden

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

### Summer House

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

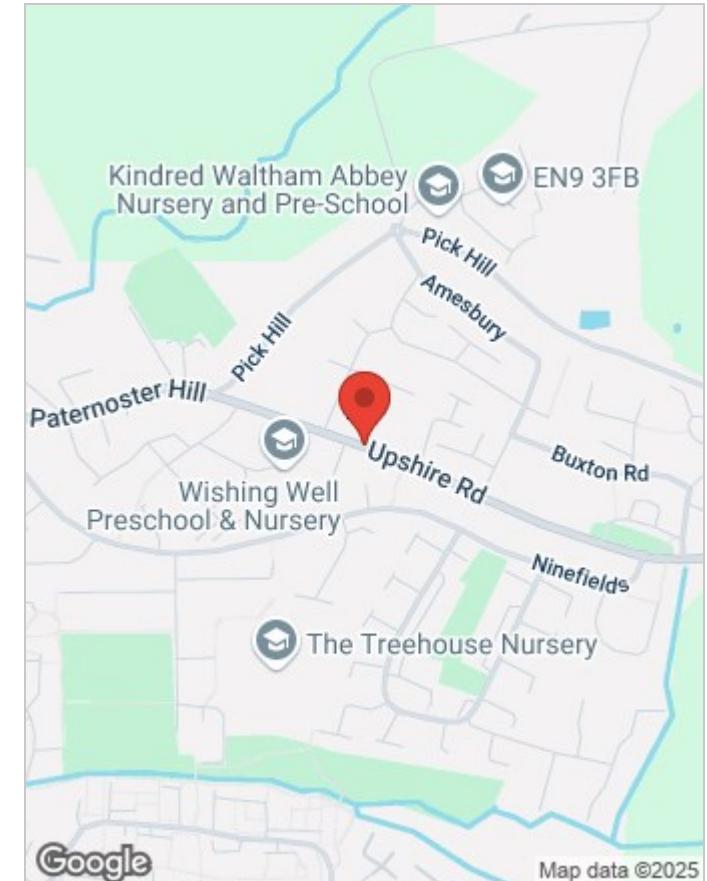


**Floor Plan Key**

- ▲ 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

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.



Google

Map data ©2025

		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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