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Upshire Road, EN9 3PA



Offers In Excess Of £485,000 Freehold



Kings Group Waltham Abbey present this three bedroom semi detached property to the market. The accommodation comprises an entrance hallway leading to a through lounge, a kitchen fitted with white gloss base and eye level units, integrated appliances, roll top work surfaces and tiled splashbacks, along with a downstairs W.C. The first floor offers two double bedrooms with fitted storage, a third bedroom with space for a double bed, and a fully tiled family bathroom with a three piece white suite. Externally, the rear garden is partially paved and laid to lawn with rear and side access, while the front of the property provides off street parking. Additional features include gas central heating, double glazing, and potential to extend 'STPP'.

The property is situated within close proximity to Waltham Abbey market town, offering a range of local shops, cafes, and amenities. Several primary and secondary schools are accessible within the surrounding area. Transport links include access to Waltham Cross station, providing rail connections into London, as well as convenient access to the M25 for road users.

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

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 12'8 x 11'1**

**DINING ROOM 10'10 x 10'9**

**KITCHEN 16'11 x 11'0**

**DOWNSTAIRS W.C**

#### LANDING

**BEDROOM 11'11 x 11'2**

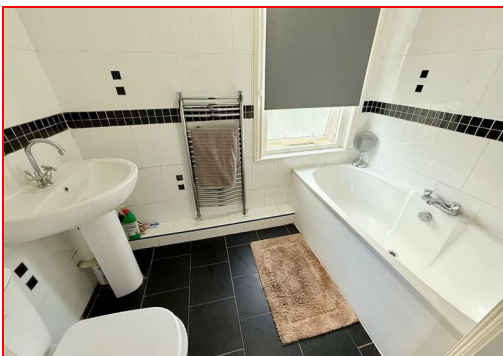
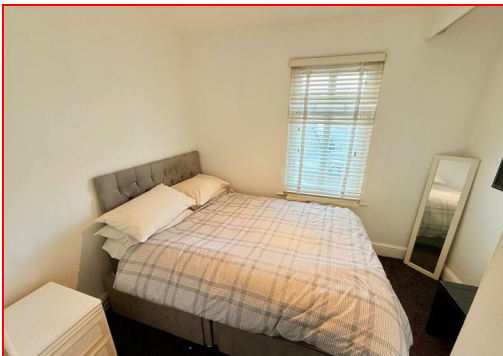
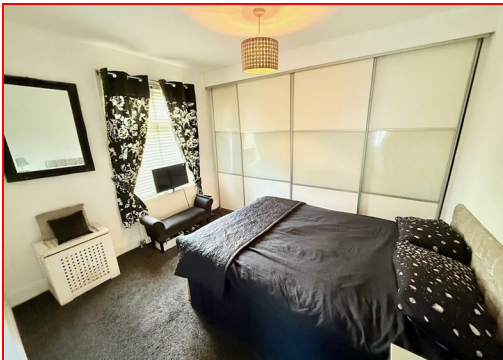
**BEDROOM 11'10 x 10'10**

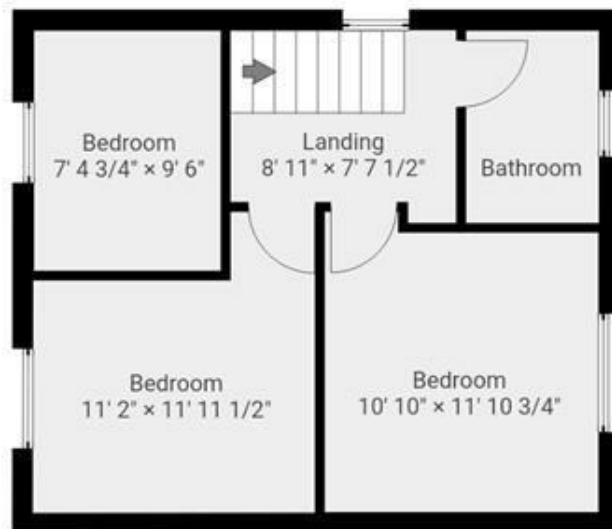
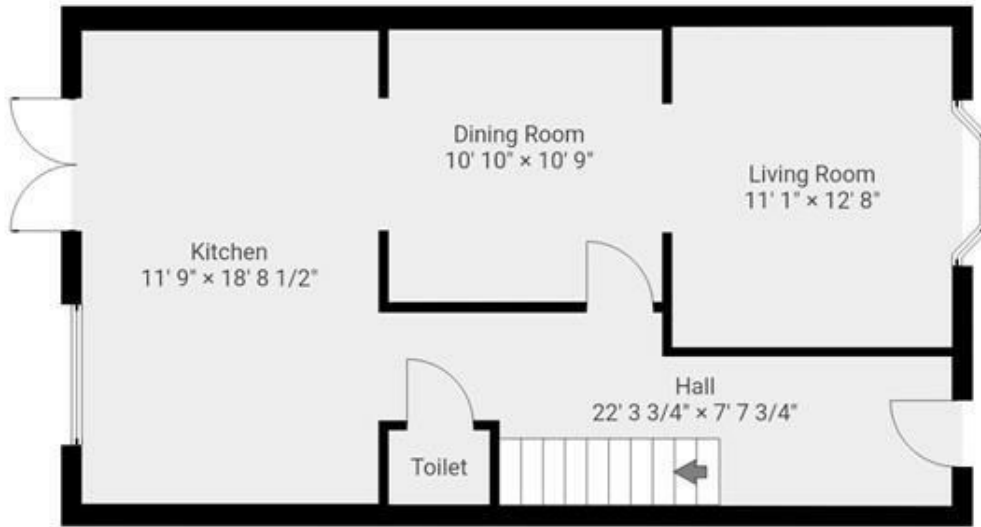
**BEDROOM 9'6 x 7'4**

#### BATHROOM

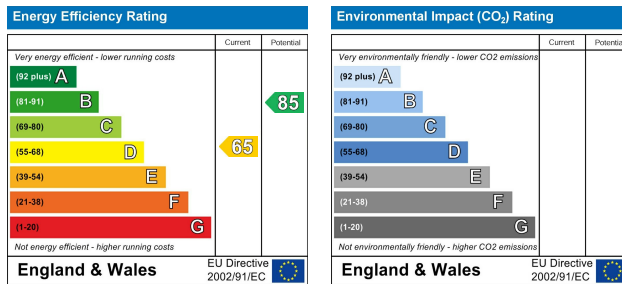
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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