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Upshire Road, EN9 3PA



Offers In Excess Of £470,000 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

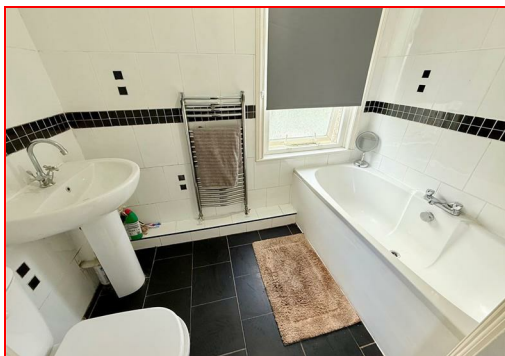
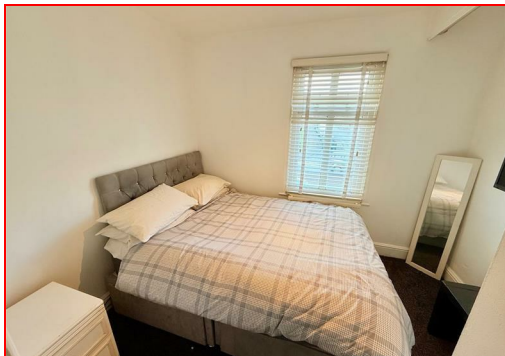
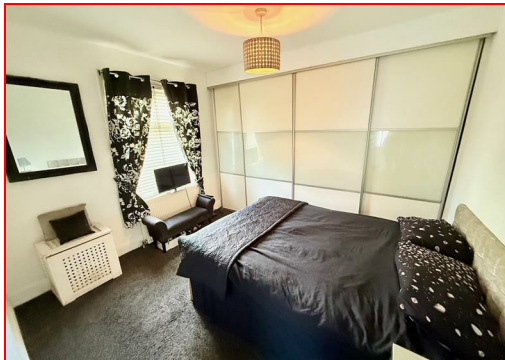
BEDROOM 11'10 x 10'10

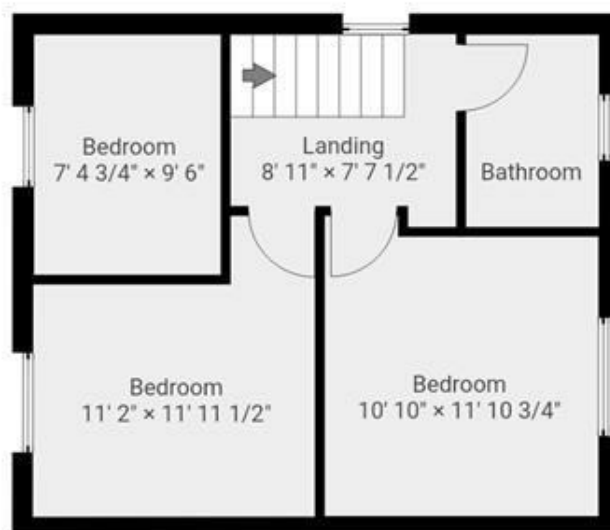
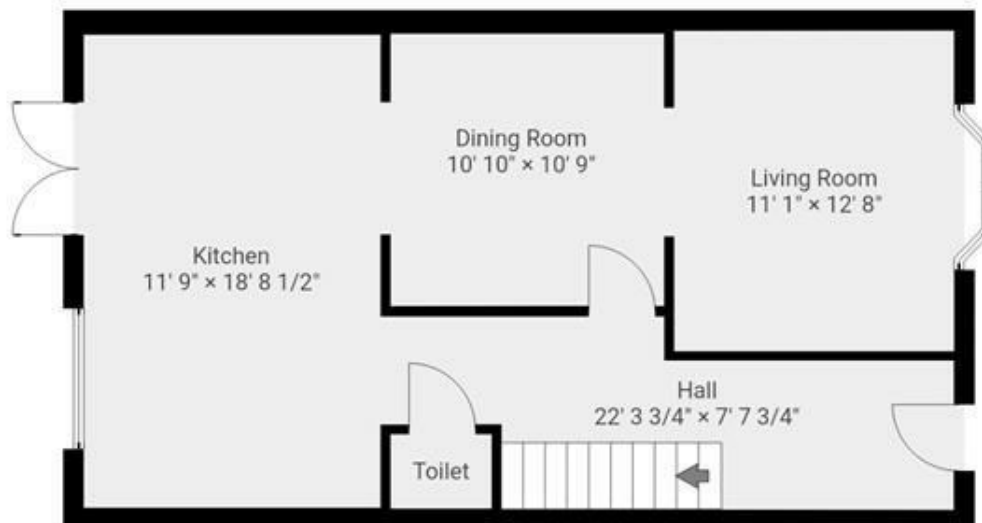
BEDROOM 9'6 x 7'4

BATHROOM

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
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.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		85			
	65				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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