



BUTLER & STAG

Upshire Road | Waltham Abbey
| EN9

Guide Price £375,000 - £400,000

Effortlessly combining style and charm this mid-terraced house is quietly positioned off Upshire Road in this popular residential location.

- *Mid-Terraced House* • *Three Bedrooms* • *Well Presented* • *Modern Kitchen/Diner* • *Downstairs WC* • *Allocated Parking*

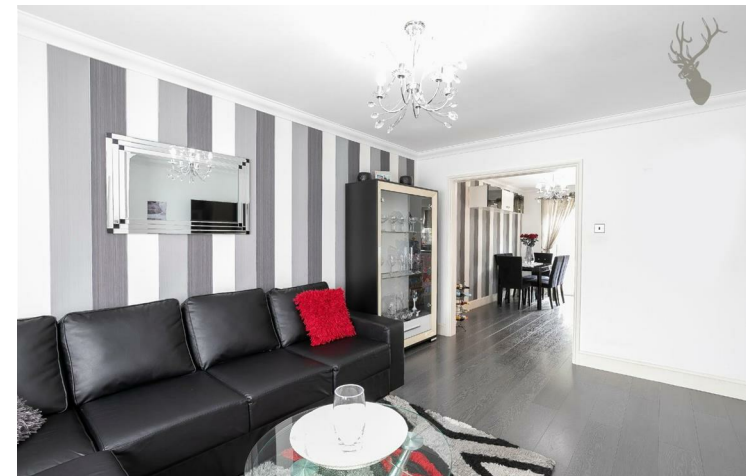
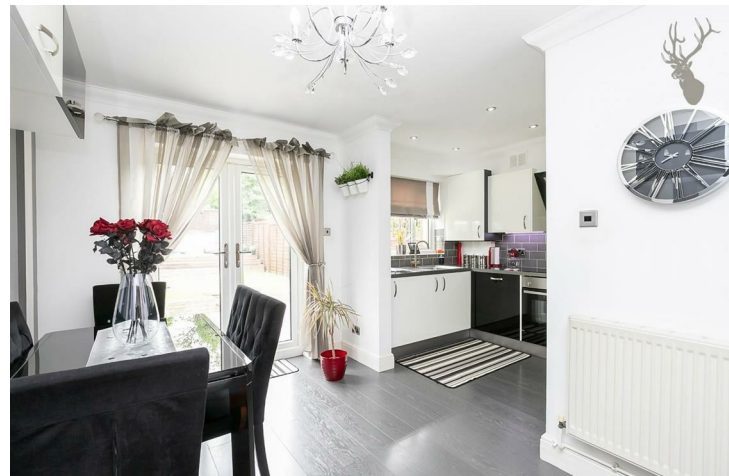
Guide Price £375,000 | Freehold

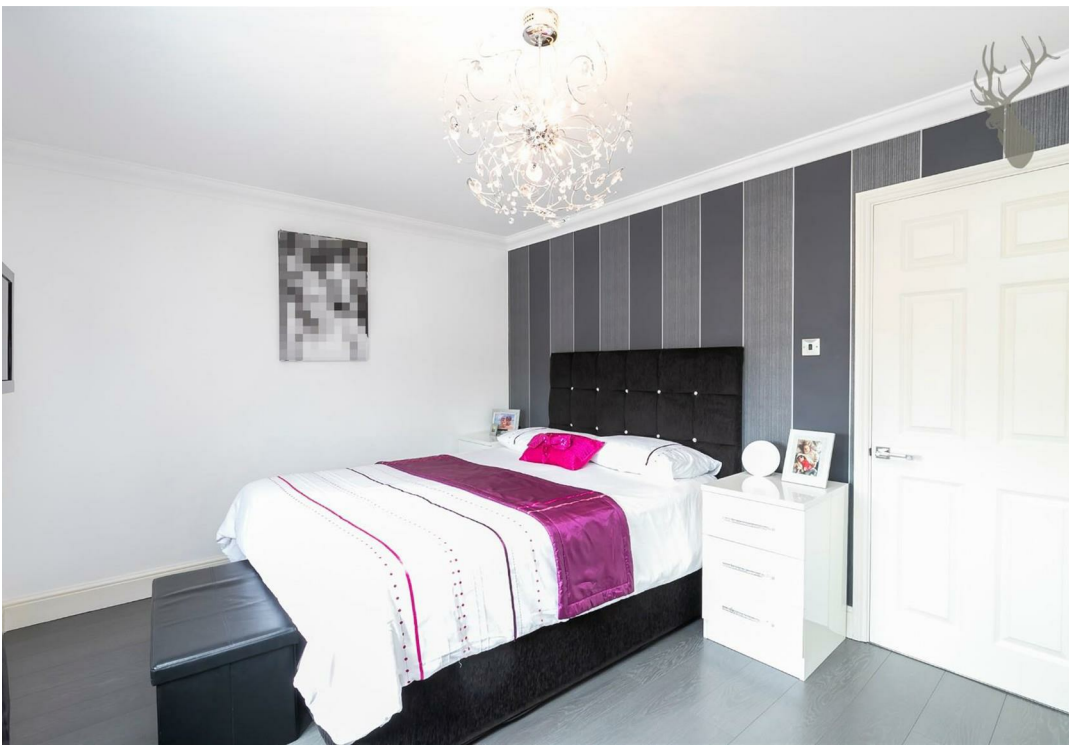
The present owners have tastefully refurbished the property to a high standard throughout, affording purchasers the luxury of immediate enjoyment.

Accommodation comprises guest cloakroom, large living room extending into the dining room and a stunning kitchen/diner which offers access to the rear garden. On the first floor, are three bedrooms and a newly appointed family bathroom, the loft offers good storage with the potential to extend (STP).

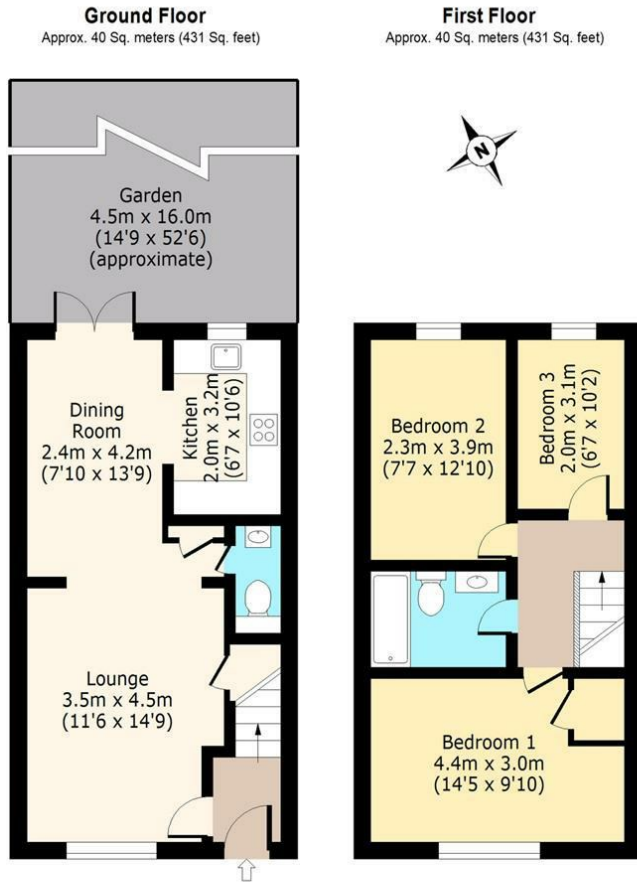
Externally the house enjoys, a stunning low maintenance rear garden with patio which leads onto laid lawn with decking area perfect for BBQ's and warm summer nights.

Upshire Mews is situated on the outskirts of the historic market town of Waltham Abbey with an abundance of shops, pubs and restaurants within approximately one mile and is located within a short distance of the M25 (J26) and the M11. Rail links into London are available in Waltham Cross which is approximately 2.5 miles and Loughton underground which is approximately 5 miles.





Upshire Mews



Total area: approx. 80 Sq. meters (862 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com



BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		