

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Bramley Shaw, EN9 3NL



**Asking Price £425,000 Freehold**



Kings Group Waltham Abbey are delighted to present this well-presented two-bedroom end of terrace home to the market.

Located on the outskirts of Waltham Abbey in the peaceful village of Upshire, this property offers a semi-rural feel while remaining well-connected. It's within 3 miles of 10 primary and secondary schools and boasts excellent commuter links, with easy access to the M25/A10, Epping, Loughton, Chingford, and North London.

The ground floor comprises an inviting entrance hallway, a cosy living room, and a spacious kitchen/diner fitted with modern white gloss base and eye-level units, roll-top work surfaces, and stylish tiled splashbacks.

Upstairs, you'll find two generously sized double bedrooms, both offering ample storage, along with a family bathroom featuring a white three-piece suite.

Externally, the rear garden is perfect for entertaining, offering a great combination of decking, patio, and lawn – ideal for summer BBQs. The garden also benefits from outbuildings providing additional storage. To the front, there's ample off-street parking for two vehicles.

Call our Kings Group Sun Street office now to arrange your viewing – 01992 652 006!



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

Broadband (estimated speeds)  
Standard 18 mbps  
Superfast 73 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### ENTRANCE HALL

**LIVING ROOM 13'5 x 10'7**

**KITCHEN DINER 17'4 x 9'3**

#### LANDING

**BEDROOM 17'5 x 8'9**

**BEDROOM 11'3 x 10'2**

**BATHROOM 6'11 x 5'9**

#### DISCLAIMER

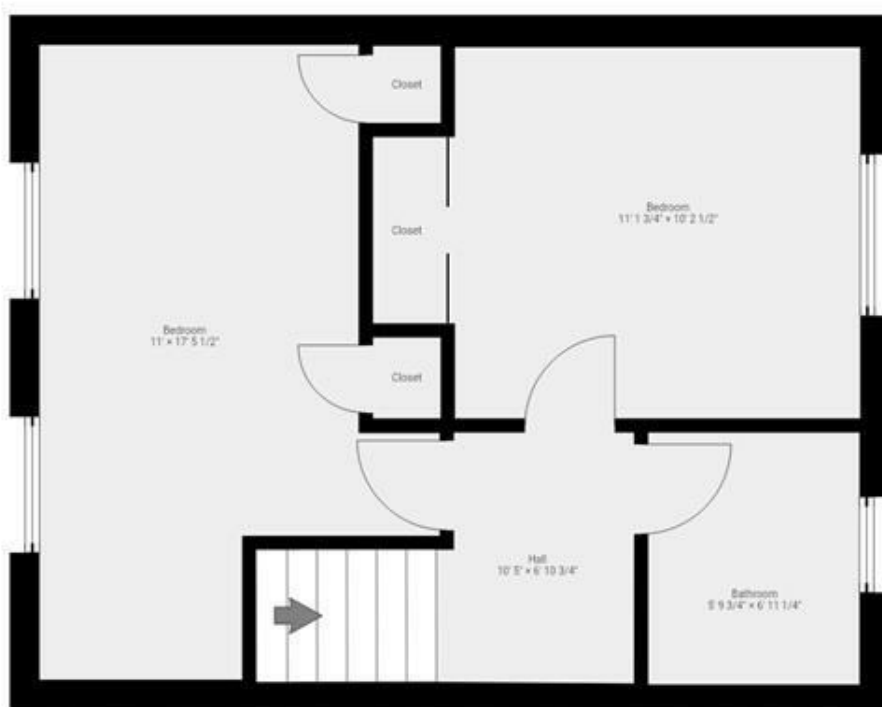
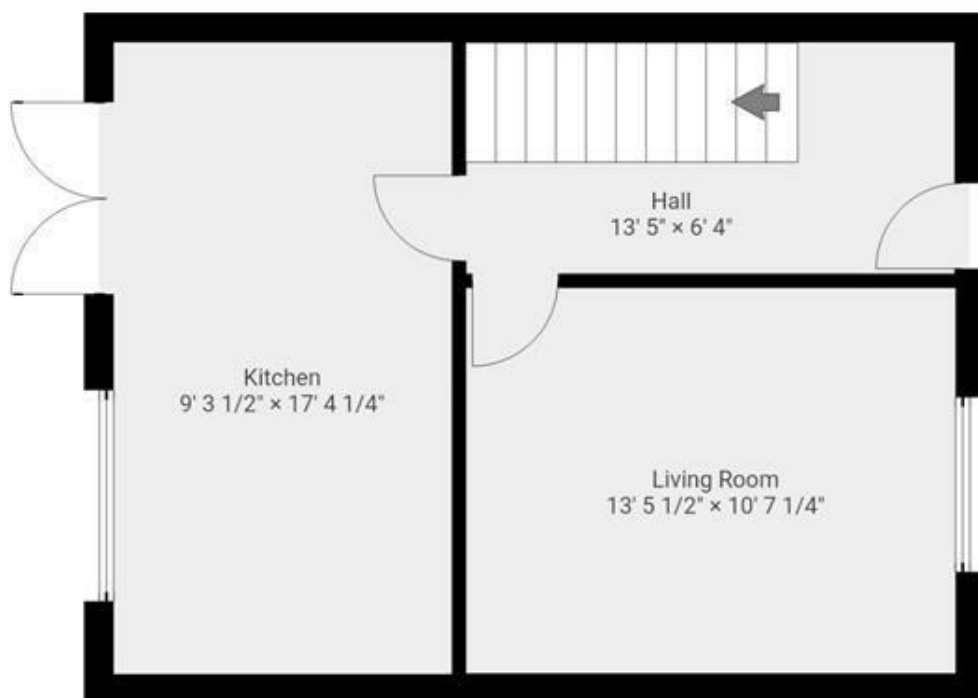
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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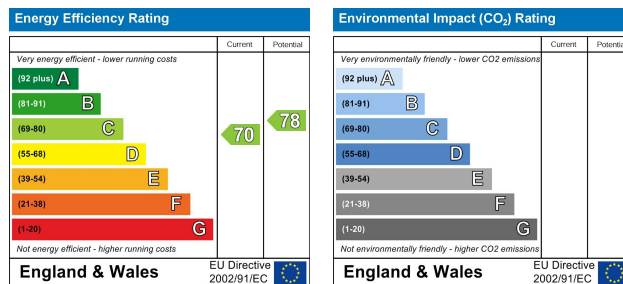
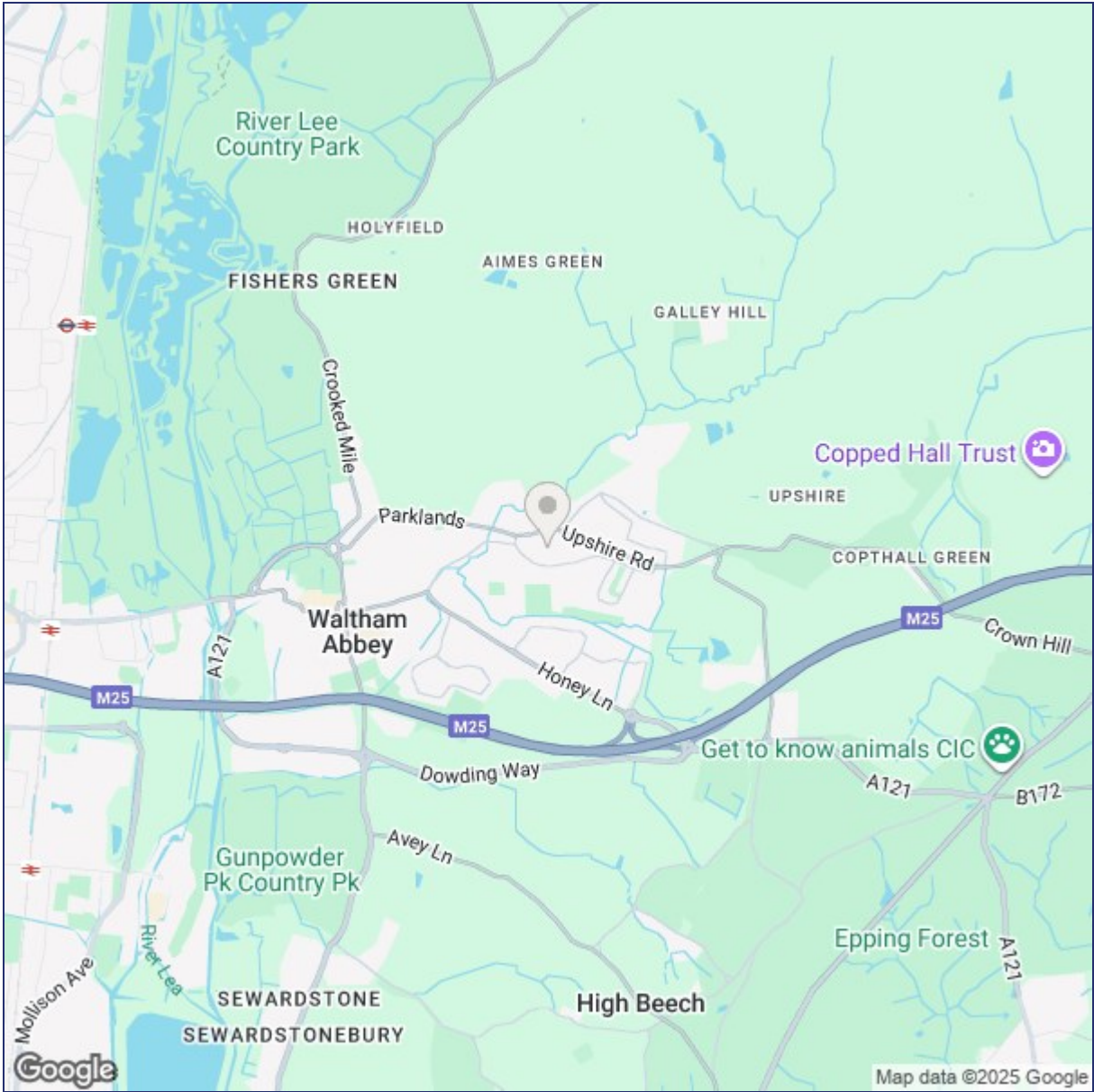
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