

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

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

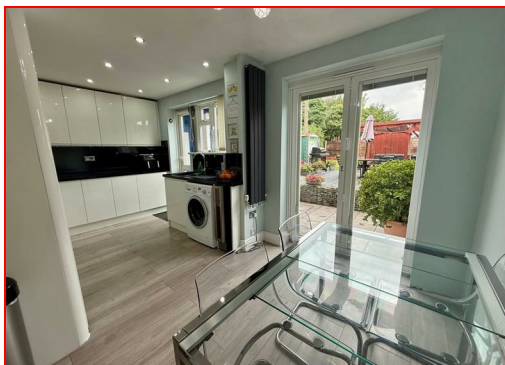


**Bramley Shaw, EN9 3NL**



**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

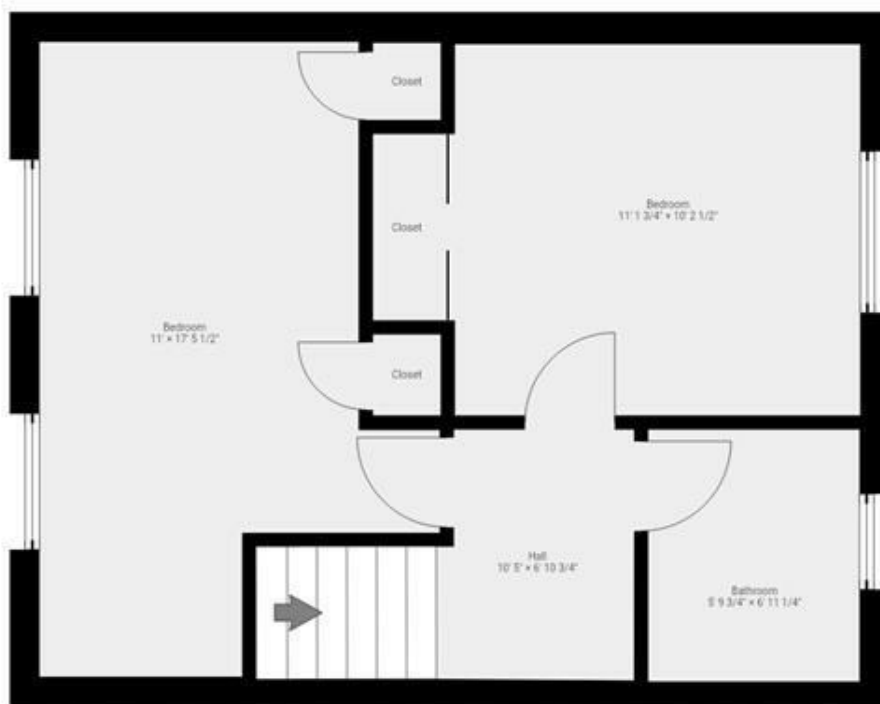
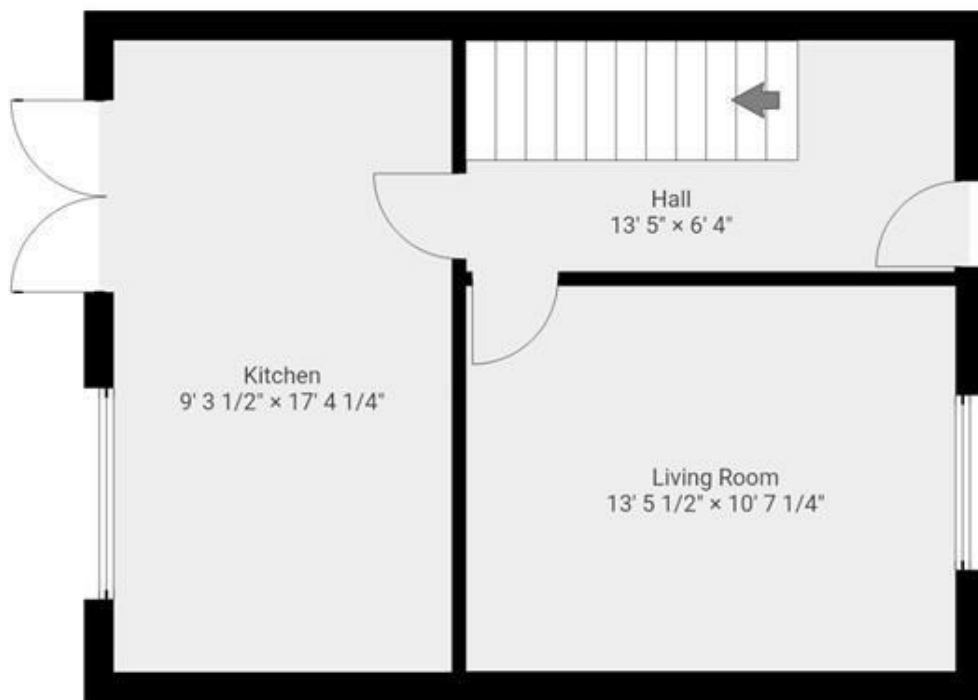
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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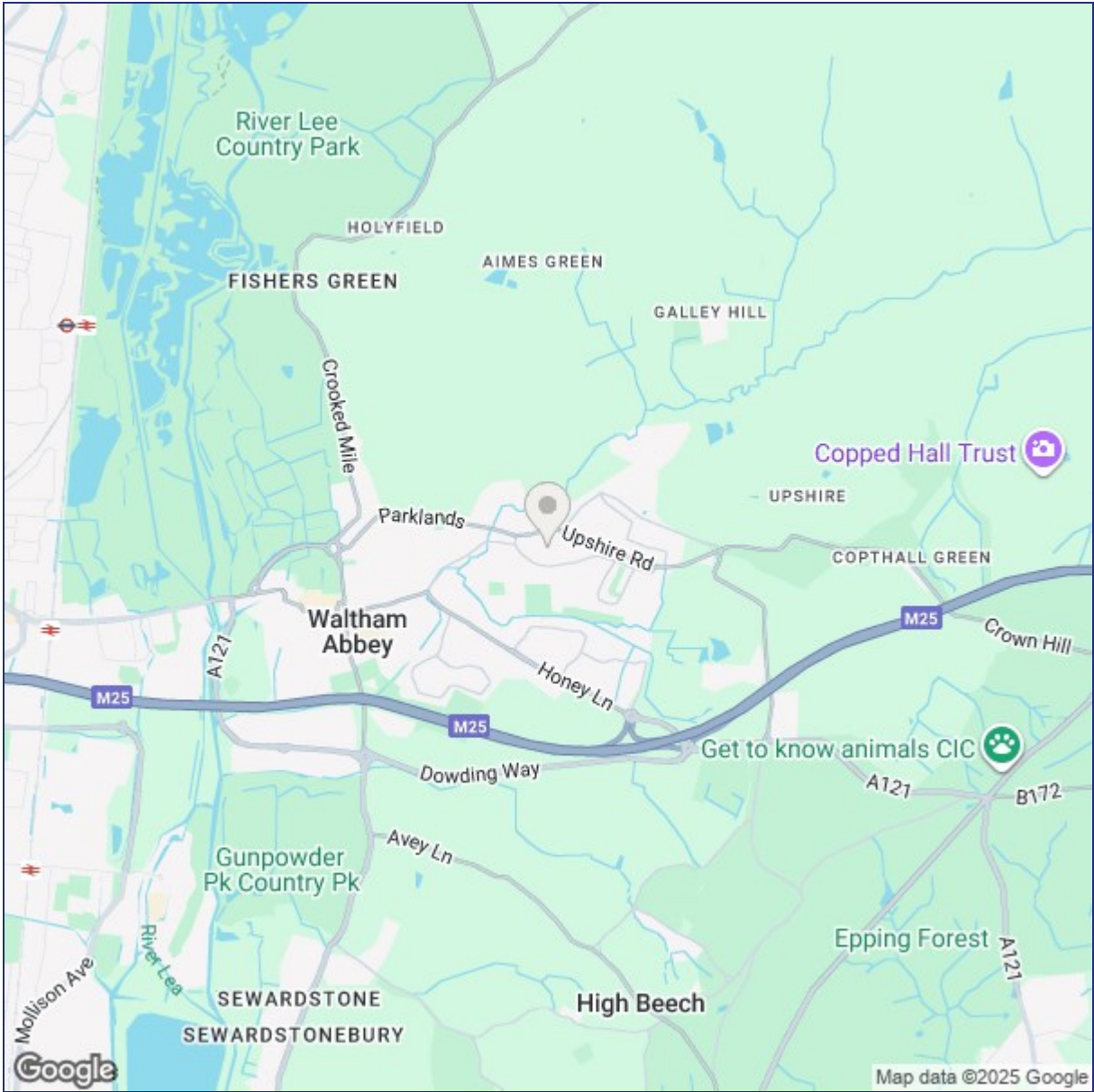
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
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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