

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

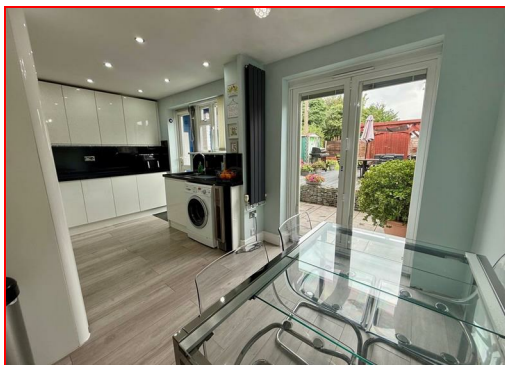
T: 01992 652006
www.kings-group.net



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

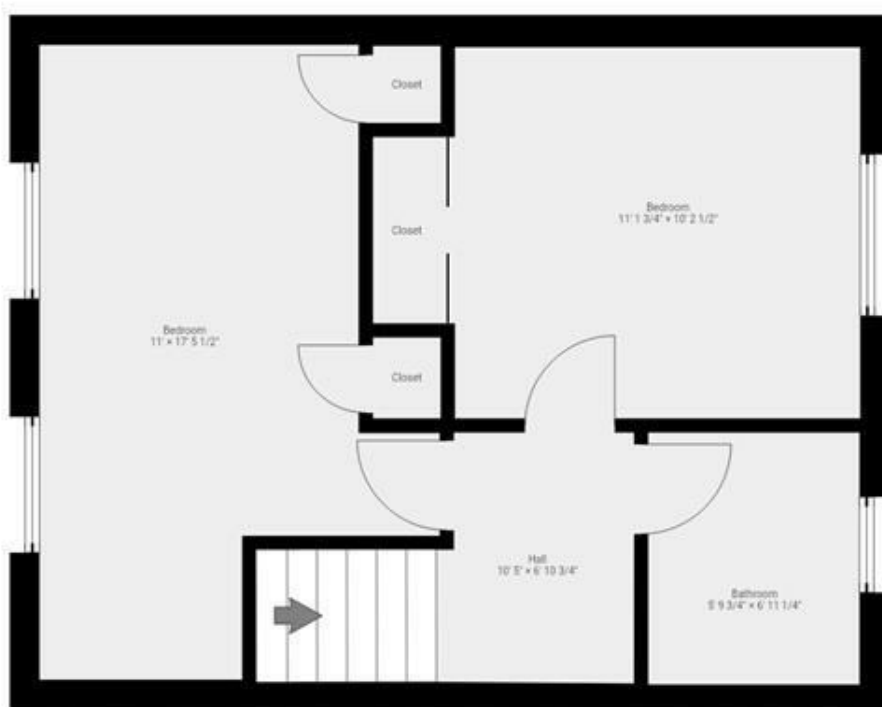
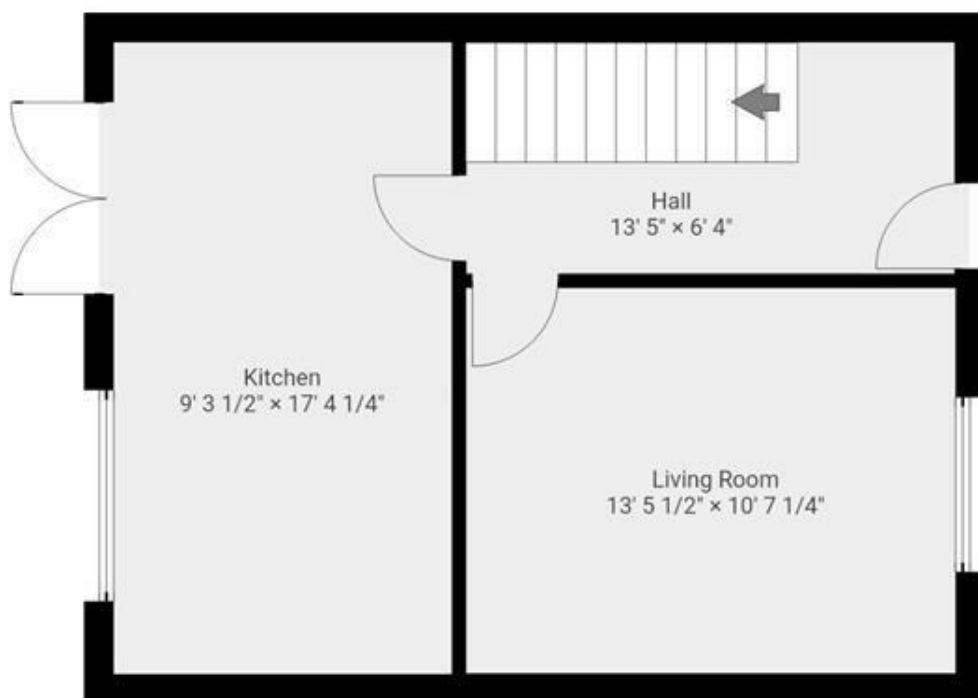
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective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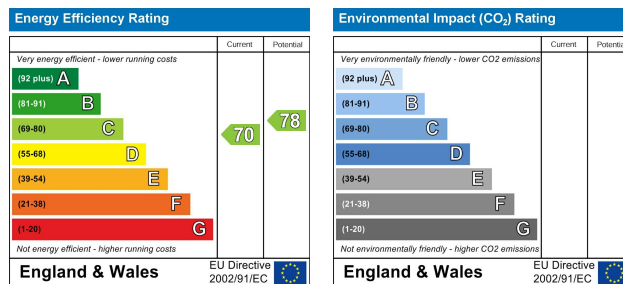
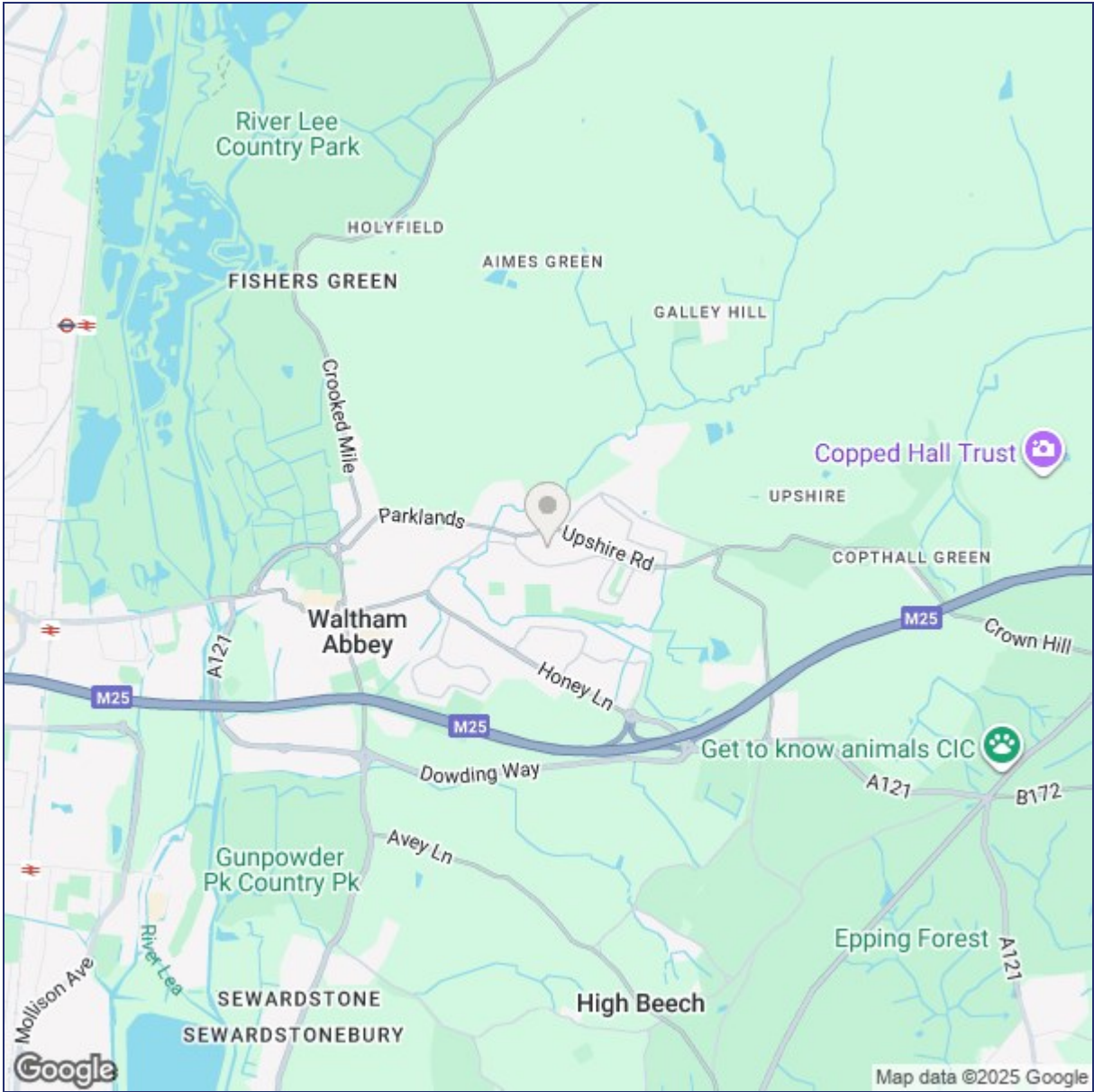
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