

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

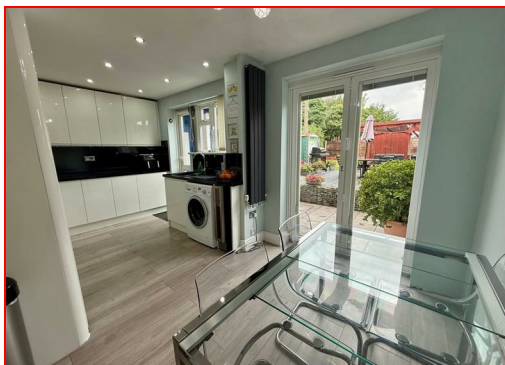
T: 01992 652006
www.kings-group.net



Bramley Shaw, EN9 3NL



Offers In Excess Of £415,000 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

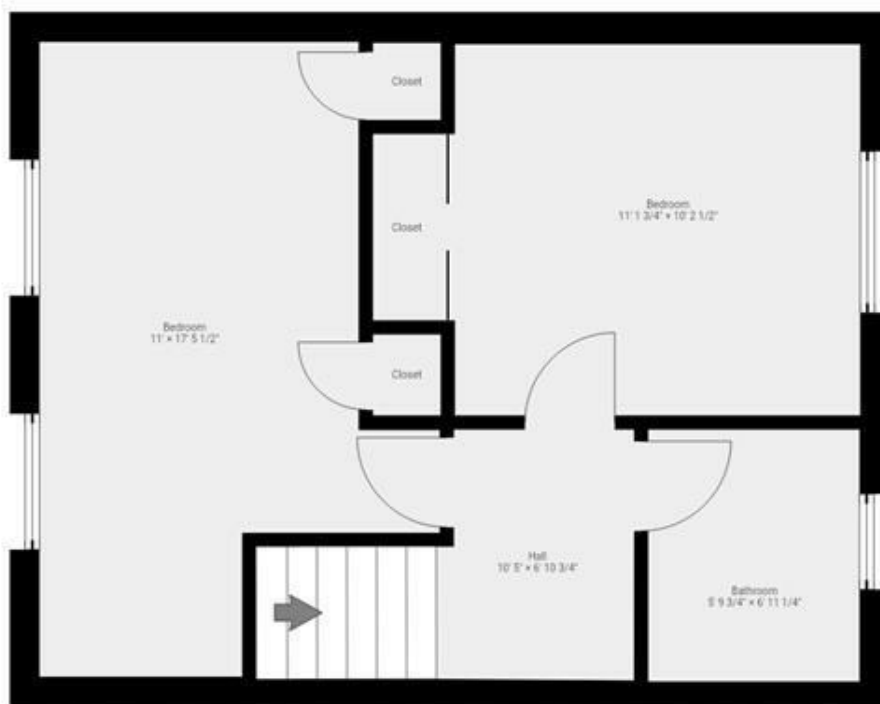
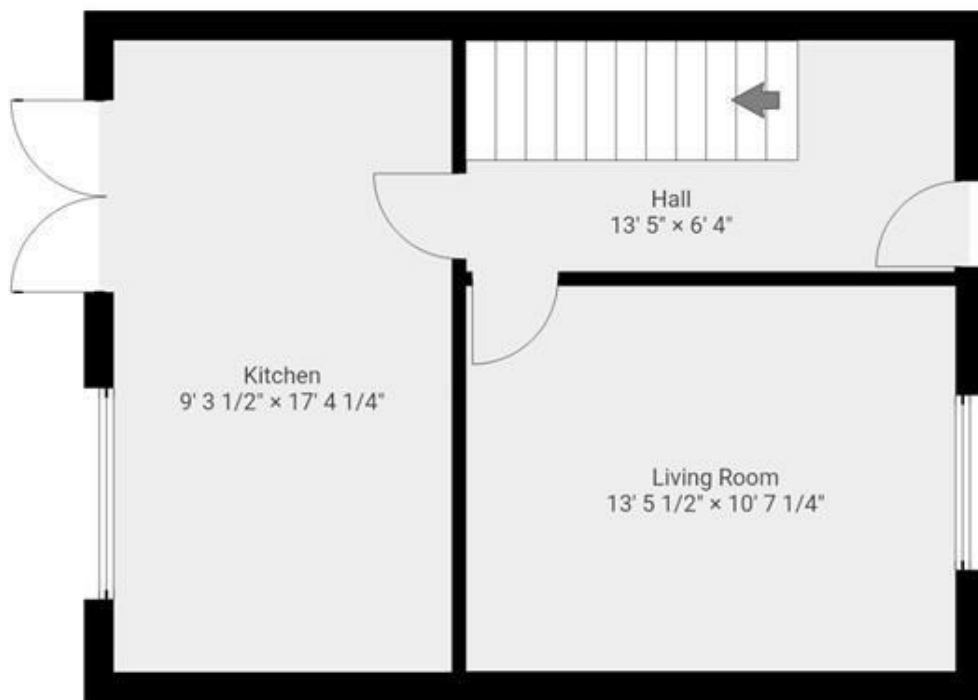
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



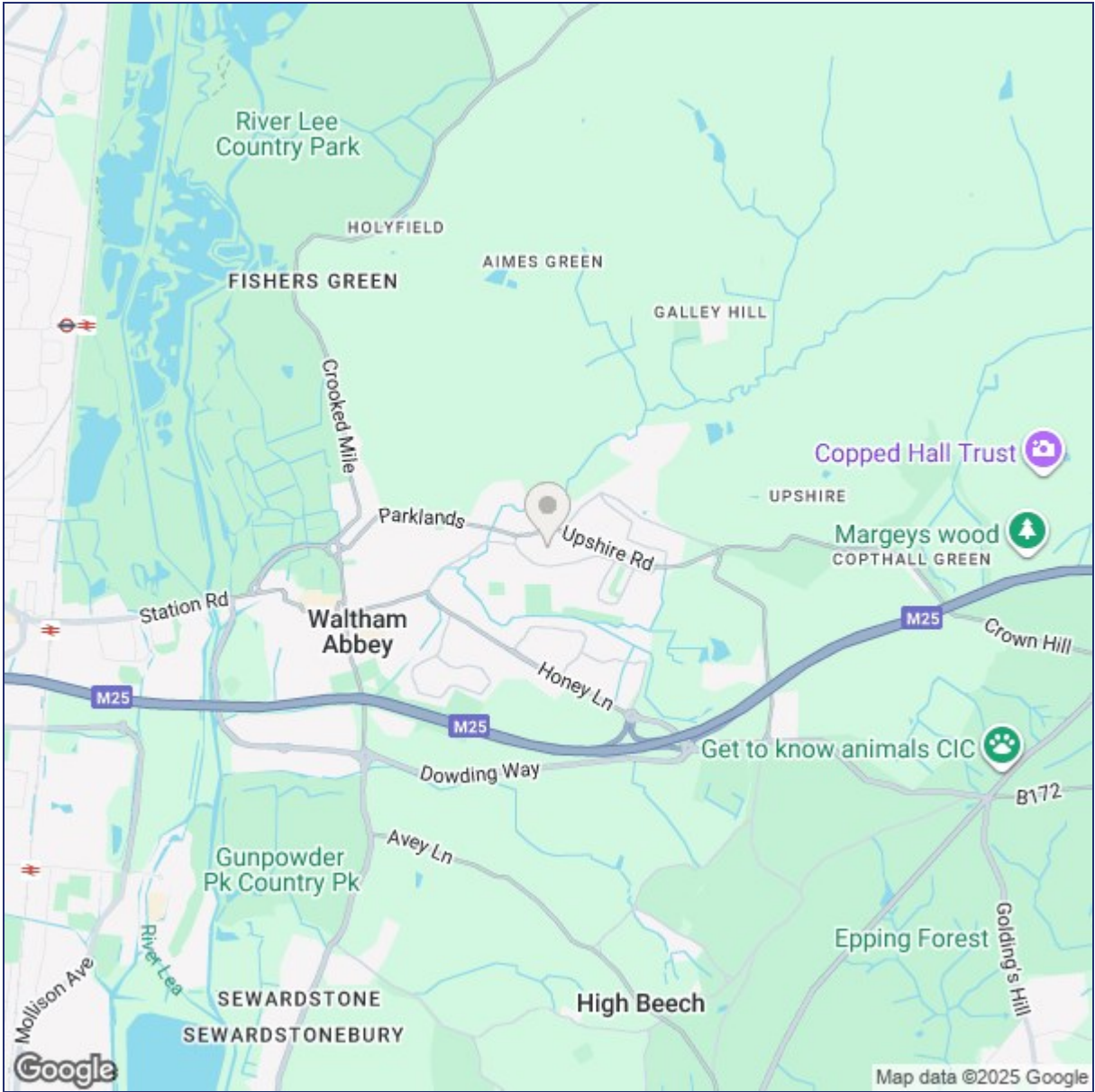
8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Current		
(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

