



- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- LOUNGE AND STUDY
- THREE BATHROOMS

Upshire Road, Waltham Abbey, EN9 3PS

£580,000 FREEHOLD

Enjoying views over open countryside to the rear. Large 5 bedroom, 3 bathroom, semi-detached with further the potential for a side and rear extension (STPP). Upshire location close to facilities. CHAIN FREE.





## Property Description

Located on the Waltham Abbey/Upshire borders this spacious residence is ideally placed close to local facilities including schools for all ages and within easy reach of the historic Epping Forest and its associated amenities. Junction 26 of the M25 is within one mile and Epping and Loughton central line stations are within a 15 minute drive offering a regular underground service into London.

The property itself is arranged over three floors and enjoys countryside views to the rear and in our opinion offers scope for further extension, subject to the usual planning consents. There is a large rear garden with the boundary adjacent to open fields and there is a large drive to the front of the property offering off road parking for several vehicles.

The property has been freshly decorated throughout and the accommodation in brief comprises.

To the ground floor there is a generous entrance hall providing access to lounge, dining room and study. There is also an understairs storage cupboard and guest WC.

The lounge is light and airy with laminated flooring and interconnecting doors leading to the dining room with an open plan access to the kitchen. The kitchen presents with a range of modern fitted wall and base units work surfaces over incorporating a built in double oven and spaces for appliances. Double glazed doors lead to the rear garden.

The first floor accommodation comprises four bedrooms, two doubles and two singles. Bedroom two has the benefit of an en suite shower with WC and wash hand basin. The other three bedrooms are supported by the main bathroom which offers a modern three piece suite comprising panelled bath, low flush WC and wash hand basin.

The second floor accommodation comprises the master bedroom suite with an en-suite shower room with shower cubicle, WC and wash hand basin.





Externally the large rear garden is a real feature of the property. There is a generous size with a patio area, timber decked area with the remainder laid to lawn, the side garden/plot allows scope for a possible side extension subject to the usual planning consent or further parking.

The front exterior is mainly shingle with parking for 4/5 vehicles.

Being offered chain free, an internal viewing is highly advised.

#### THE ACCOMMODATION IN BRIEF COMPRISES

##### HALLWAY

16' 10" x 5' 10 Max" (5.13m x 1.78m)

##### LOUNGE

14' 7 Max" x 12' 9" (4.44m x 3.89m)

##### DINING ROOM

13' 3" x 10' 3" (4.04m x 3.12m)

##### KITCHEN

19' 5" x 7' 6" (5.92m x 2.29m)

##### STUDY

9' 6" x 7' 10" (2.9m x 2.39m)

##### GUEST WC

2' 10" x 2' 9" (0.86m x 0.84m)

##### LANDING

##### BEDROOM TWO

11' 9" x 10' 5" (3.58m x 3.18m)

##### ENSUITE SHOWER

5' 9" x 2' 2" (1.75m x 0.66m)

##### BEDROOM THREE

11' 9" x 9' 00" (3.58m x 2.74m)

##### BEDROOM FOUR

8' 11" x 6' 11" (2.72m x 2.11m)

##### BEDROOM FIVE

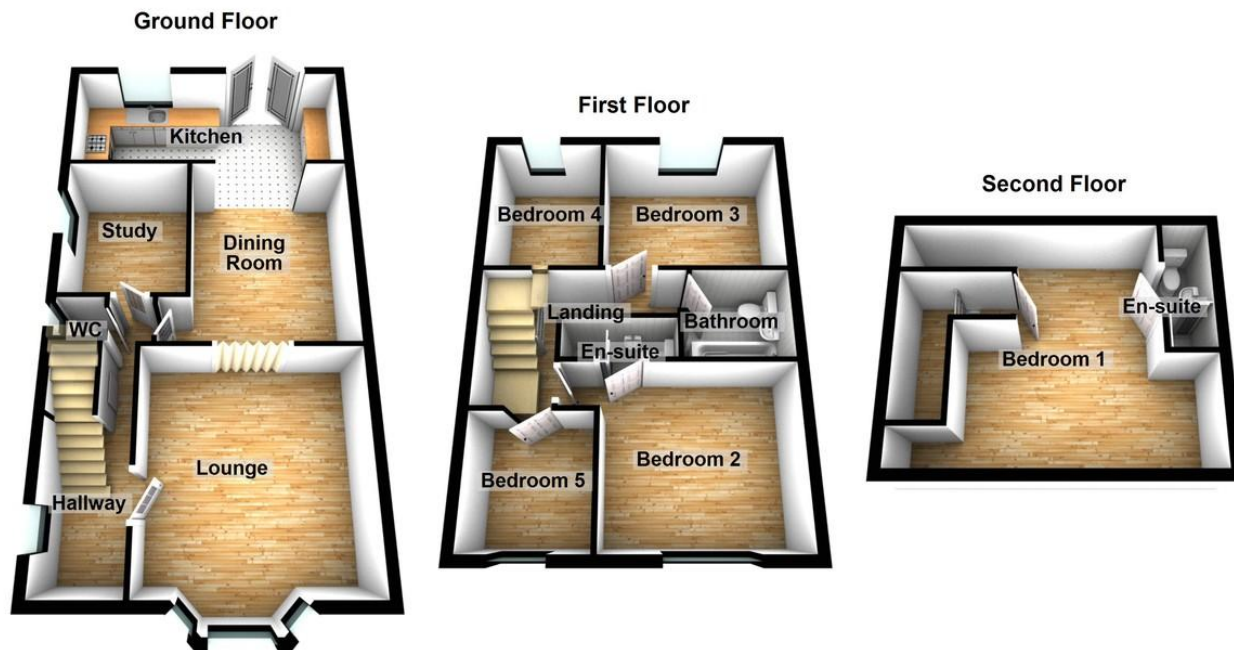
7' 5" x 6' 11" (2.26m x 2.11m)

##### BATHROOM

6' 5 Max" x 5' 6" (1.96m x 1.68m)

##### LANDING





#### BEDROOM ONE/LOFT ROOM

15' 7 Max" x 17' 8 Max" (4.75m x 5.38m)

#### EN SUITE SHOWER

7' 10" x 2' 6" (2.39m x 0.76m)

#### REAR GARDEN

#### PARKING FOR 4/5 VEHICLES

#### CHARGES

Council Tax Epping Forest District Council Band (To be confirmed)

Tenure Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains (To be confirmed)

Water - Mains (to be confirmed)

Sewage - Mains - (to be confirmed)

Heating - Gas Central Heating (to be confirmed)

Broadband - To be confirmed

Mobile Signal and coverage

Flood Risk - To be confirmed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements