

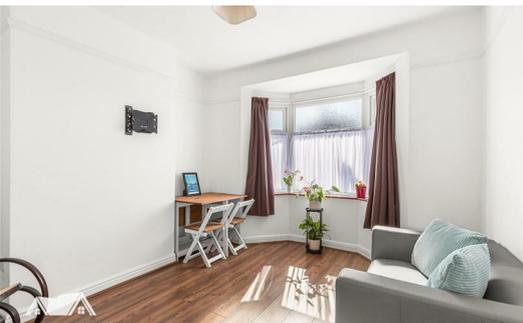


FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



47a Upshire Road, Waltham Abbey, EN9 3NZ

Asking price £475,000

Fortune and Coates are pleased to welcome to the market this well-presented two-bedroom bungalow situated in the location of Upshire Road, Waltham Abbey.

Upon entering, you are greeted by an inviting entrance hallway providing access to all rooms, creating a practical layout throughout. The cosy living room benefits from a charming bay window, allowing natural light to flood the space, creating a bright and inviting area ideal for both relaxing and entertaining.

The kitchen is positioned to the rear and is a real highlight of the home, featuring a modern Howdens kitchen fitted with a range of wall and base units, complemented by stylish Amtico flooring. The kitchen is fully equipped with integrated appliances including a dishwasher, washing machine and fridge freezer, along with a double electric NEFF oven and gas hob, making it both functional and ideal for everyday living with a door leading to the rear garden.

Living room 10'9" x 12'8" (3.30 x 3.88)

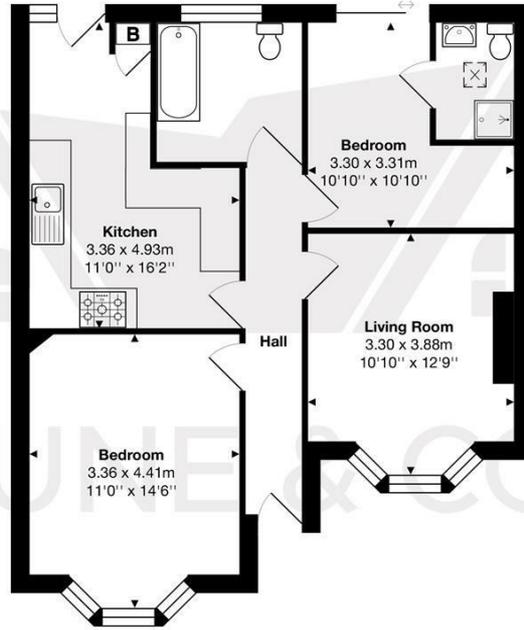
Kitchen 11'0" x 16'2" (3.36 x 4.93)

Bedroom 11'0" x 14'5" (3.36 x 4.41)

Bedroom 10'9" x 10'10" (3.30 x 3.31)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

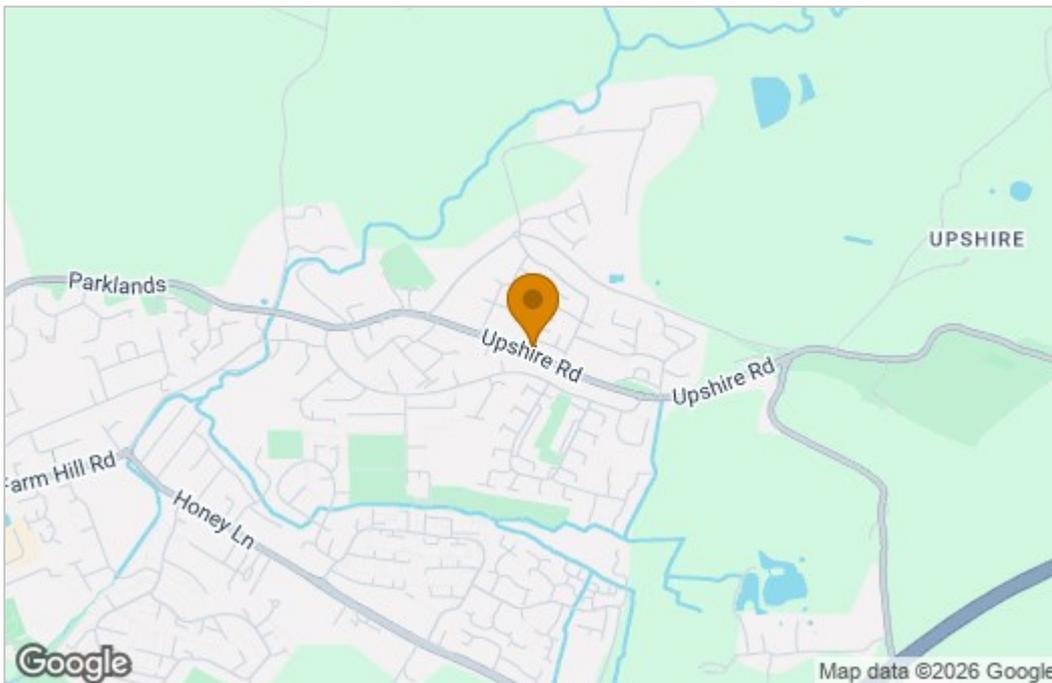


Total Area: approx. 62.2 m² ... 670 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.