



P R I M E R E S I D E N T I A L

P R E S E N T S

Woodgreen Farm  
Honeypot Lane, Waltham Abbey



Mott E | J

# Honeypot Lane, Waltham Abbey



Elliott James are delighted to welcome to the market an exceptional opportunity to acquire a fantastic development opportunity in the form of a Grade II listed farmhouse set amidst substantial acreage of approx. 7 acres. The unique planning opportunity this property presents provides an additional two single storey dwellings ideal for multi generational/versatile living.

The property has a substantial road frontage and land with further paddock to the rear and offers considerable scope for renovation and improvement. Positioned within a few minutes drive of the M25 and M11, Epping Forest and only 3 miles from Loughton this property is perfectly located for any modern day family.

The main property is Grade II listed and offers almost 3000 square feet of internal living space spread over three floors. The ground floor comprises of three reception rooms, conservatory, kitchen, separate utility room and downstairs cloakroom. The first floor features 4 bedrooms and a large family bathroom. The top floor completes the accommodation with 2 further bedrooms.

The grounds of this wonderful micro estate is completed with a large patio and swimming pool.

The planning details for the two dwellings can be found on Epping Forest planning portal using the reference: EPF/1325/19. The properties are one 2 and one 3 bed bungalows.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

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Sqft 2994.00 sq ftN/A	Type House - Detached	Style Grade II Listed
Bedrooms 5	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G



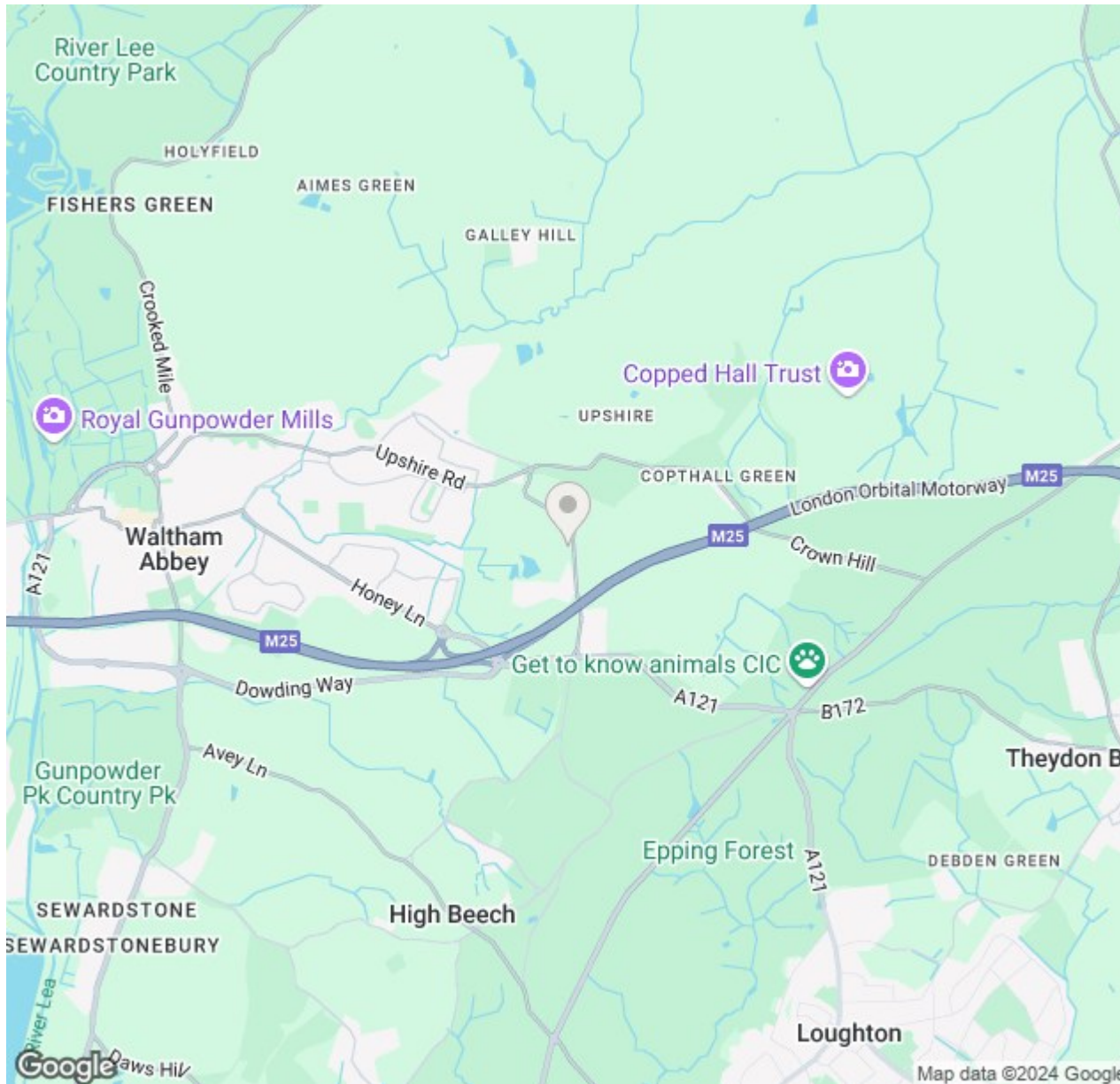
E | J



E | J James

PRIME RESIDENTIAL

# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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