

# Harlow's only family run independent estate agent



Existing Front Bevetion



Existing Left Side Bevetion



Existing Rear Elevation













## **Crossing Road, Epping, CM16 7BQ**

"... Opportunity To Development Or Create Something For You To Enjoy..."

Planning Permission Graned • Development Opportunity • Currently Two Bedrooms • Granted For A Four Bed Three Bathroom • Semi Detached Family Home • Short Walk To Station • EPC Rating :- E • Council Tax Band :- C •

£550,000 Freehold

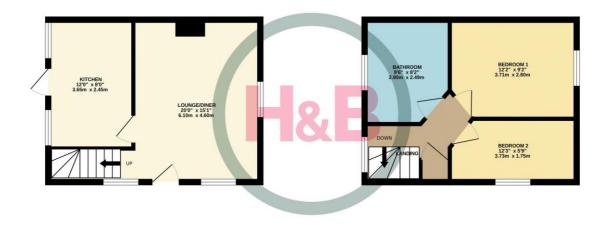






## **Crossing Road, Epping, CM16 7BQ**

GROUND FLOOR 298 sq.ft. (27.7 sq.m.) approx. 1ST FLOOR 302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx

## THE PROPERTY

"... Opportunity To Development Or Create Something For You To Enjoy..." Currently a two bedroom semi detached on a substantial plot, with Planning Granted to develop into a four bedroom three bathroom property. EFDC Panning Ref: EPF/2195/23. This would create a spacious open plan family home that is an ideal spot as it's a short walk to Epping Station. Crossing Road enjoys all the countryside that surrounds the Ivy Chimneys part of town, with that also gives easy access to Theydon Bois. This property is being Offered with no onward chain.

### **Ground floor**

#### Lounge 12' 0" x 9' 6" (3.65m x 2.89m)

**Kitchen** 12' 0" x 8' 0" (3.65m x 2.44m)

#### First floor

#### Landing

Bedroom 1 12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom 2 12' 3" x 5' 9" (3.73m x 1.75m)

**Bathroom** 9' 8" x 8' 4" (2.94m x 2.54m)

#### **Outside**

Side garden that is mainly lawn.

Off Street parking for four vehicles.

