



Harlow's only family run independent estate agent



Existing Front Elevation
1:1,000



Existing Left Side Elevation
1:1,000



Existing Rear Elevation
1:1,000



Proposed Front Elevation
1:1,000



Proposed Left Side Elevation
1:1,000



Proposed Rear Elevation
1:1,000



Crossing Road, Epping, CM16 7BQ

**£550,000
Freehold**

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

**Planning Permission Granded • 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 •**



hbproperty.co.uk 01279 418888 sales@hbproperty.co.uk

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

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.
Made with Metropix ©2024

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

First floor

Outside

Lounge

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

Landing

Bedroom 1

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

Kitchen

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

Bedroom 2

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

Side garden

that is mainly lawn.

Off Street parking for four vehicles.

Bathroom

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		