

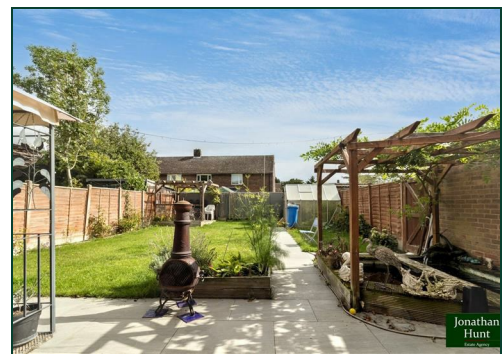
Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX
Tel: 01920 411090
8 High Street Buntingford SG9 9AG
Tel: 01763 272727
info@jonathan-hunt.co.uk
www.jonathanhunt.co.uk



Jonathan
Hunt
Estate Agency



27 Thaxted Way, Waltham Abbey, EN9 1LQ

Price Guide £699,000

Spacious Four-Bedroom Home with Approved Plans for Garage Conversion

Located on a sought-after road with a wide 42' frontage and views over a charming green, this extensively improved family home offers both generous living space and exciting scope for further development.

The property includes a double garage with approved planning permission for conversion—ideal for creating additional living space or a self-contained annexe. (Planning reference: EPF/2387/24 – Epping Forest District Council.)

Inside, the ground floor features two reception rooms, a well-appointed kitchen/breakfast room, utility area, and a guest WC. Upstairs, the layout includes a spacious principal bedroom with walk-in wardrobe and en-suite shower room, two further doubles, and a comfortable single bedroom.

Outside, the rear garden stretches to approximately 60 feet and provides direct access to the garage. The front garden offers ample off-street parking for up to six vehicles. Thaxted Way is a well-regarded location, known for its peaceful setting and attractive outlook. Offered with no onward chain, this versatile home is ready for its next chapter

Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

27 Thaxted Way, Waltham Abbey, EN9 1LQ

KITCHEN/BREAKFAST ROOM 15'3" x 10'7" (4.67 x 3.25)



PRINCIPAL BEDROOM 16'6" x 15'8" (5.03m x 4.8m)



SITTING ROOM 14'2" x 17'3" (4.32m x 5.28m)



WALK IN WARDROBE 5'8" x 7'3" (1.73m x 2.21m)

EN -SUITE 6'5" x 5'2" (1.96m x 1.6m)



LIVING ROOM 26'2" x 10'5" (8m x 3.18m)



BEDROOM TWO 12'11" x 15'3" (3.96m x 4.65m)



UTILITY ROOM 7'3" x 7'1" (2.21m x 2.16m)

WC 6'9" x 2'9" (2.08m x 0.84m)

27 Thaxted Way, Waltham Abbey, EN9 1LQ

BEDROOM THREE 14'4" x 14'11" (4.37m x 4.57m)



BEDROOM FOUR 11'1" x 12'0" (3.38m x 3.68m)



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

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

FAMILY BATHROOM 9'3" x 5'6" (2.84m x 1.7m)



DOUBLE GARAGE 8.13m x 4.6m

