



**WESTWOODLEBER**  
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Sedge Green, Roydon, Harlow, CM19 5JR  
£450,000





***Proposed front elevation***



**Rear Elevation**



## Sedge Green, Roydon, Harlow, CM19 5JR

Westwood Leber are delighted to bring to the market this three-bedroom detached bungalow presents an incredible opportunity for those seeking a property in need of complete modernisation or a re-build. Situated on a generous plot, this property benefits from mains electricity, gas, and waste facilities, ensuring seamless functionality and convenience. With the flexibility to not only enhance the existing layout but potentially expand the living area, this home is perfect for those with a vision for transformation.

This property boasts planning permission for first-floor extension or to re-build the property in full allowing for limitless possibilities to create your dream home. The planning reference for this project is EPF/2055/20, offering the peace of mind that all necessary permissions have been secured.





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