





## Old House Lane, Roydon, Harlow, CM19 5DH

Westwood Leber are delighted to bring to the market this superb four bedroom detached bungalow centrally positioned on a truly fantastic corner plot. The property is well presented throughout and offers versatile living accommodation on one floor expanding over 1400 sq ft. Internally, the property is really well laid out providing versatile living accommodation, but due to the size of the plot and current property footprint, we believe this could provide a truly magnificent development opportunity to massively extend and improve STPP. Additionally, the property benefits from approved planning permission to convert the loft into further living space, including two additional bedrooms, offering even greater potential for expansion.

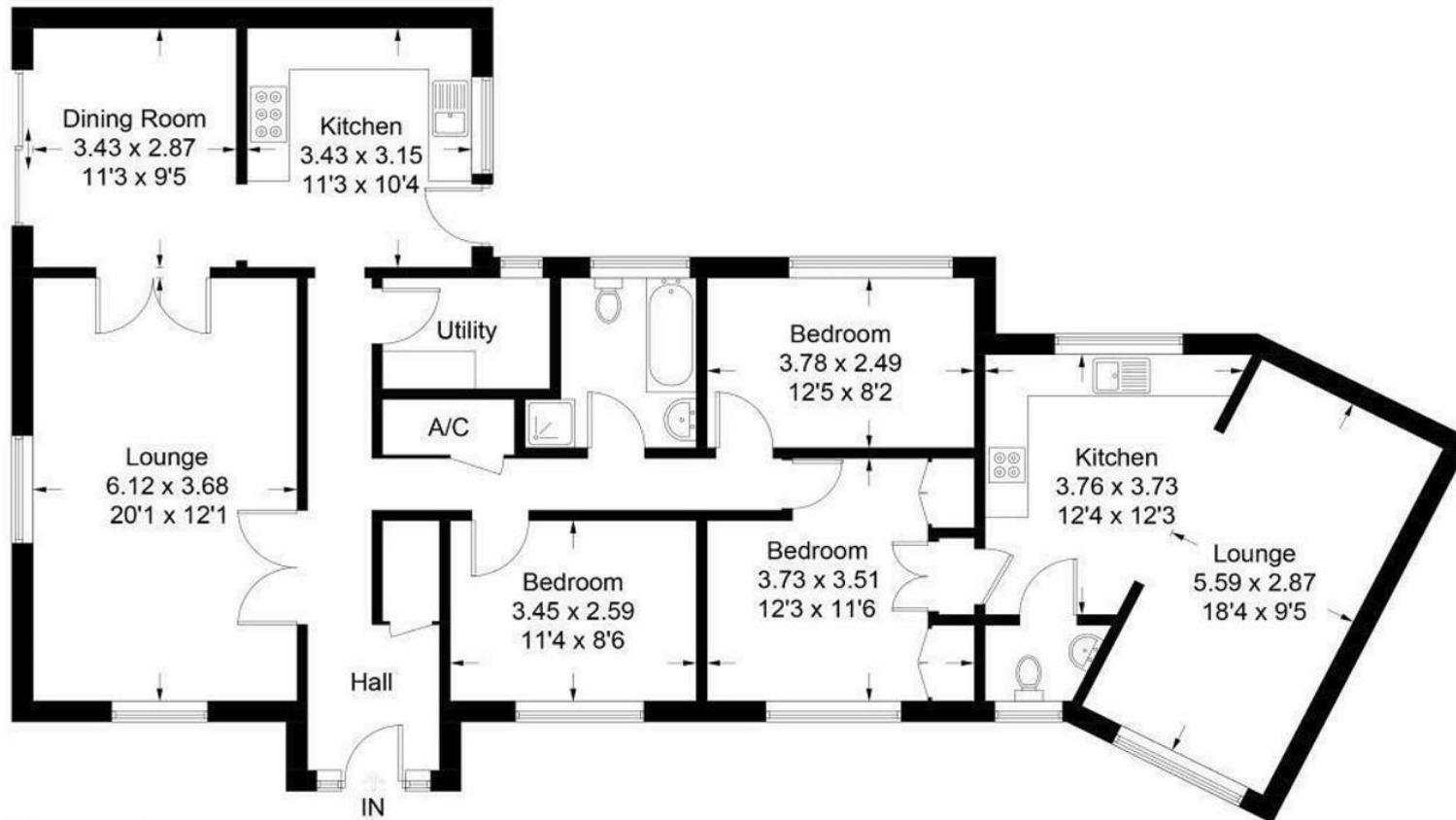
The signature feature of this property is the large wrap-around plot which benefits from a large driveway and well-presented garden space, providing stunning outdoor space.



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Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.









