

# DURDEN & HUNT

INTERNATIONAL



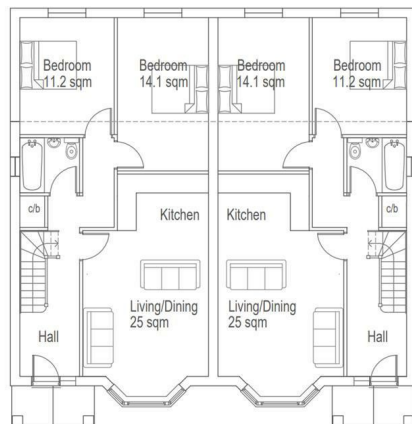
## Honey Lane, Waltham Abbey EN9

£750,000

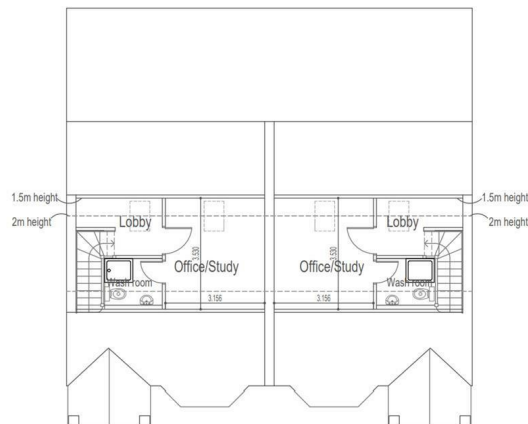
- Large Plot With Existing Three Bedroom Bungalow
- Unique Development Opportunity
- Planning Permission For Two Semi-Detached Bungalows (EPF/0362/24 & EPF/2461/24)
- Freehold
- Prior Approval For Enlargement To Dwellinghouses By Construction Of Additional Storeys (EPF/2376/23)
- Ideally Located For The M25

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

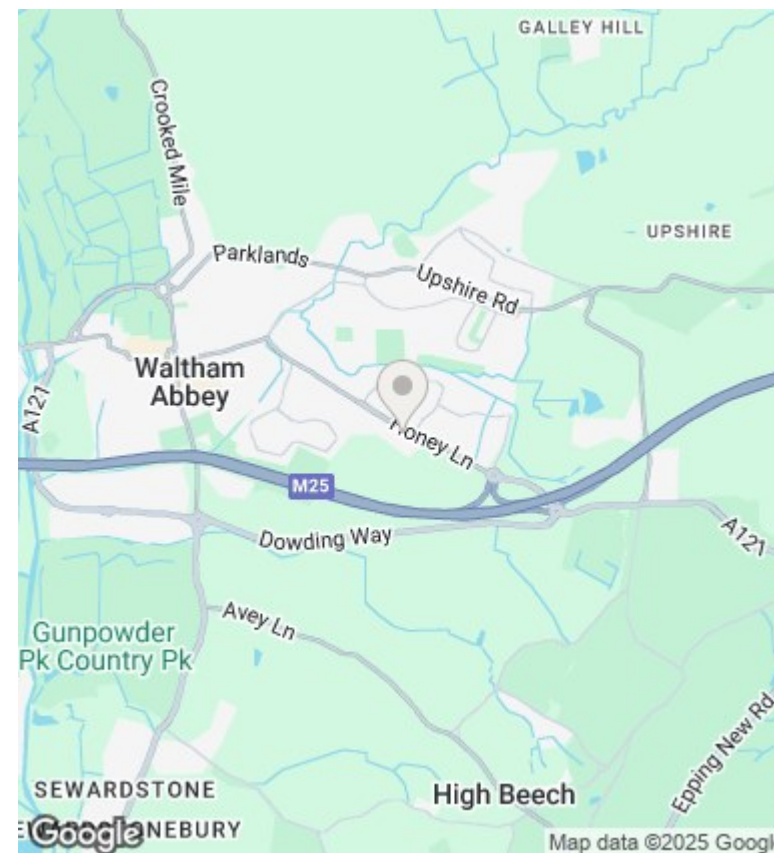


Ground Floor  
70 sq m



Roof Space  
18.5 sq m

Call Durden



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC