



Brickenden Court, Waltham Abbey, EN9 3EF

PRICE OIRO: £475,000 FREEHOLD

POTENTIAL FOR DEVELOPMENT OR EXTENSION STPP. Three bedroom end terrace property with EXPIRED outline planning for development is registered with Epping Forest District Council EPF/1151/13. Large side plot that may offer development potential. Good presentation throughout. Central location. Chain Free.

- EXPIRED OUTLINE PLANNING FOR SEPARATE DWELLING

- LARGE SIDE PLOT

- THREE BEDROOM HOUSE

- GROUND FLOOR WC



Property Description

THREE BEDROOM END OF TERRACE PROPERTY WITH EXPIRED OUTLINE PLANNING FOR FURTHER SEPARATE DWELLING TO THE SIDE.

Unusual opportunity to purchase a traditional three bedroom end of terrace property with the benefit of an opportunity to develop the land at the side to create a further two/three bedroom house. This would naturally be subject to the usual planning consents and restrictions.

The property is ideally located overlooking recreational grounds providing a very pleasant open aspect to the front and yet walking distance of the new leisure centre pool and gym and local shopping facilities on the square. Local schools for all ages are within walking distance as are bus routes providing a regular service to neighbouring towns.

The existing house is well presented with three good size bedrooms and a family bathroom to the first floor. The ground floor offers a kitchen/diner, lounge and cloakroom/wc.

Expired outline planning for development is registered with Epping Forest District Council EPF/1151/13

Being offered chain free early viewing is highly recommended





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

10' 9" x 5' 5" (3.28m x 1.65m)

GROUND FLOOR WC

KITCHEN/DINER

11' 4" x 6' 8" (3.45m x 2.03m)

LOUNGE

2' 6" x 15' 3" (0.76m x 4.65m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 7" x 8' 8" (4.75m x 2.64m)

BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

BEDROOM THREE

11' 9" x 5' 9" (3.58m x 1.75m)

FAMILY BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)



EXTERIOR

FRONT GARDEN

REAR/SIDE GARDEN

70' 0" x 40' 0" (21.34m x 12.19m)

TENURE AND CHARGES

Title: Freehold title

Council Tax: Band C with in Epping Forest District Council

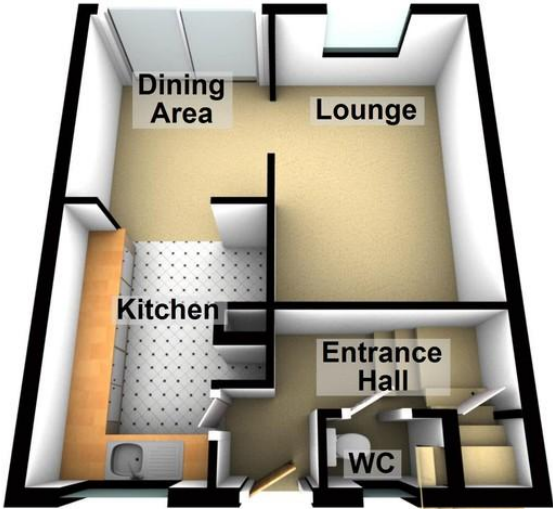
UTILITIES

Gas - Mains

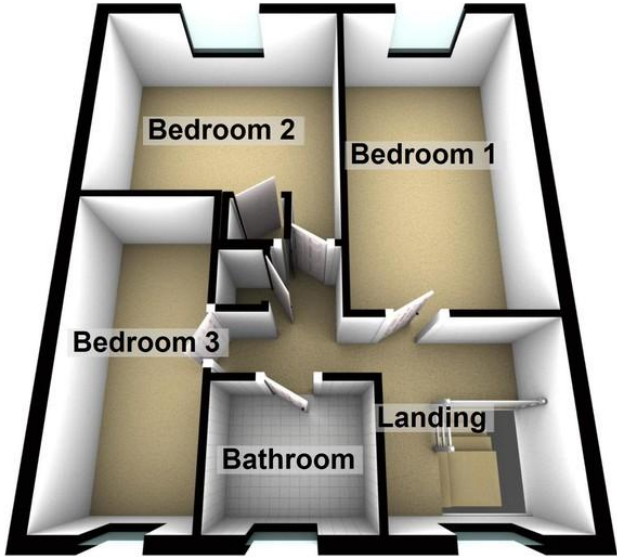
Electricity - Mains

Water - Mains

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements