



Thaxted Way, Waltham Abbey, EN9 1LQ

PRICE: Offers in excess of £699,999

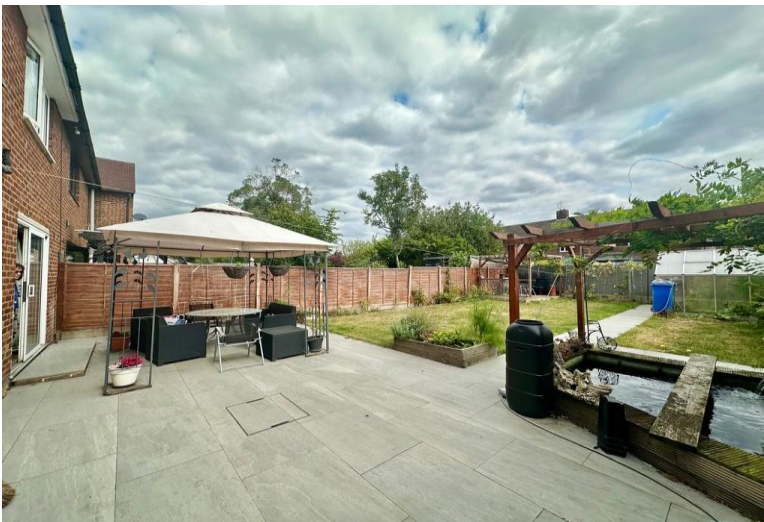
DOUBLE GARAGE WITH PLANNING FOR INTEGRAL ANNEX AND LARGE SIDE PLOT OFFERING FURTHER DEVELOPEMENT POTENTIAL OVER THE GARAGE. 42' frontage with this four bedroom semi-detached house. Potential to substantially remodel/develop to suit any family dynamic. Highly sought after location. Parking for six cars.

There may be an option to purchase a further two garages directly adjacent to the property subject to separate negotiation.





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Property Description

**TO VIEW PLANS FOR GARAGE CONVERSION SEE
EPPING FOREST DISTRICT COUNCIL PLANNING
NUMBER EPF/2387/24**

Rarely do we have the pleasure of marketing an extensively developed property which still offers potential for personalisation. This particular property has the capacity to offer so many different options to so many different family requirements.

The frontage extends to 42' and offers a double garage which could easily become further living accommodation and the potential to create a separate annexe is evident. Plans have now been passed in the respect see planning application EPF/2387/24



The ground floor offers two reception rooms, large fitted kitchen/breakfast room, utility room and guest cloakroom WC. Whilst the first floor offers a master suite with walk in wardrobe and en-suite shower room, two further double bedrooms and a good size single bedroom.

Externally the rear garden extends to approx. 60' in length with access to the double garage and the front garden provides easy parking for up to six vehicles.



Thaxted way is an attractive area with pleasant front aspect over an open green and the area is highly regarded locally.

This property is being offered chain free and therefore early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE PORCH

8' 4" x 3' 2" (2.54m x 0.97m)

ENTRANCE HALL

10' 9" x 6' 05" (3.28m x 1.96m)

FRONT RECEPTION

14' 2" x 10' 88" (4.32m x 5.28m)

REAR RECEPTION

20' 75" x 10' 5" (8m x 3.18m)

KITCHEN/BREAKFAST ROOM

15' 4" x 10' 8" (4.67m x 3.25m)

UTILITY ROOM

6' 15" x 6' 13" (2.21m x 2.16m)

GROUND FLOOR WC

6' 10" x 2' 9" (2.08m x 0.84m)





FIRST FLOOR LANDING

BEDROOM ONE

13' 42" x 10' 69" (5.03m x 4.8m)

WALK IN WARDROBE

5' 08" x 4' 39" (1.73m x 2.21m)

EN-SUITE SHOWER ROOM

6' 05" x 5' 03" (1.96m x 1.6m)

BEDROOM TWO

11' 24" x 10' 63" (3.96m x 4.65m)

BEDROOM THREE

14' 4" x 8' 84" (4.37m x 4.57m)

BEDROOM FOUR

9' 25" x 7' 61" (3.38m x 3.68m)

FAMILY BATHROOM

9' 4" x 5' 7" (2.84m x 1.7m)



EXTERIOR

FRONT GARDEN

Parking for approx. 4/5 cars

REAR GARDEN

60' (18.29m)

DOUBLE GARGE

26' 8" x 15' 1" (8.13m x 4.6m)

TENURE AND CHARGES

Freehold title

Council Tax - Band E Epping Forest



UTILITIES AND SERVICES

Water - Mains supply Thames Water

Electricity and Gas - Mains supply with Eon

Flood Risk - Very Low

Broadband and mobile service. - EE, Vodaphone, 3 and 02

High speed broadband available 1800 mbps



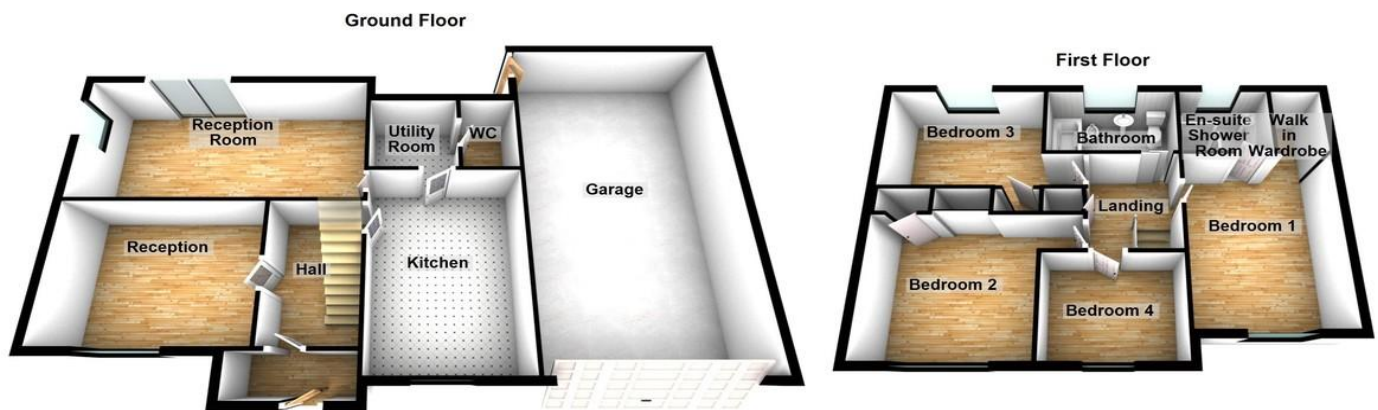
POINTS TO NOTE

The vendor does own two garages directly at the rear of the double garage. These could be available by separate negotiation.

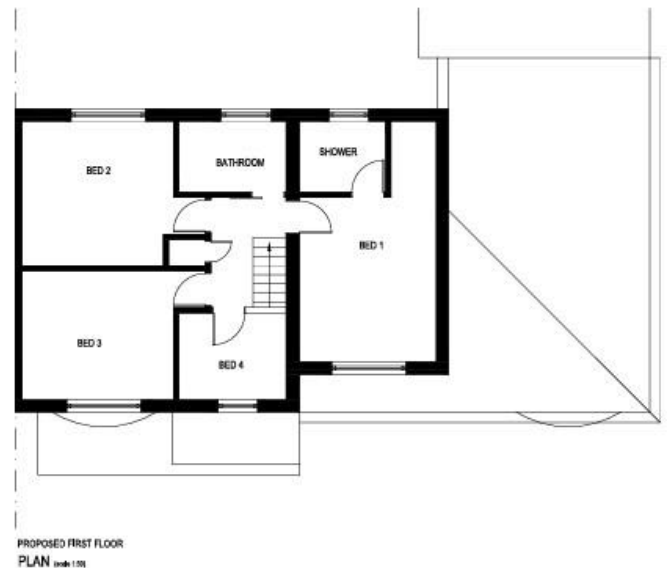
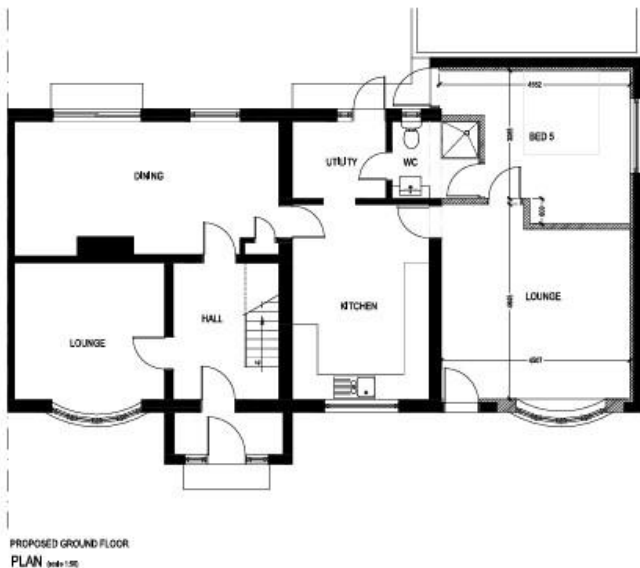


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





PROPOSED PLANS FOR GARAGE CONVERSION



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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 are 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.