

GROUND FLOOR
294 sq. ft. (27.2 sq. m.) approx.

1ST FLOOR
180 sq. ft. (16.7 sq. m.) approx.

2ND FLOOR
180 sq. ft. (16.7 sq. m.) approx.

3RD FLOOR
180 sq. ft. (16.7 sq. m.) approx.

4TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

5TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

6TH FLOOR
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7TH FLOOR
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95TH FLOOR
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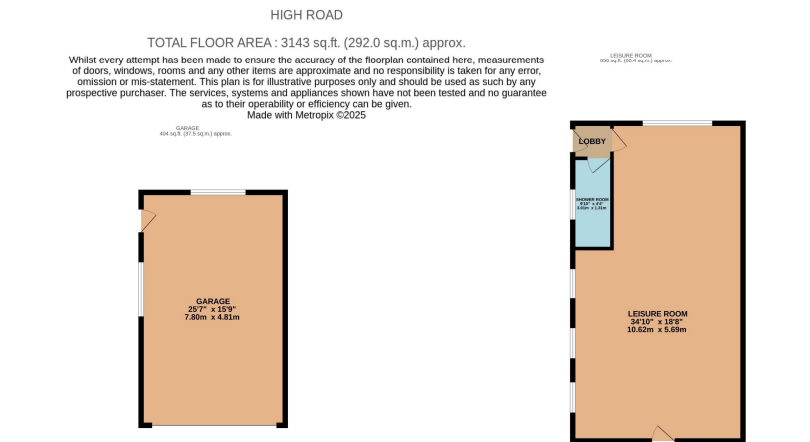
96TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

97TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

98TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

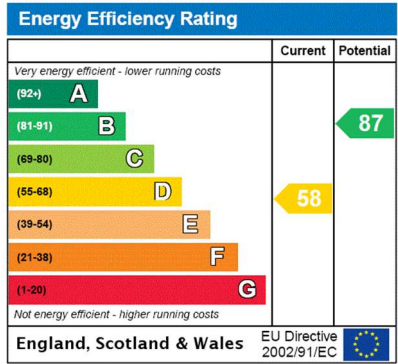
99TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.

100TH FLOOR
180 sq. ft. (16.7 sq. m.) approx.



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Exceptional Development Opportunity in Sought-After Fobbing with outline planning permission for FOUR ADDITIONAL 4 BEDROOM DETACHED HOUSES. This is a rare opportunity to acquire a four-bedroom detached home situated on an expansive 1.45-acre plot, located on the highly desirable High Road, Fobbing.

Entrance Hall: 24'4" x 6'6" max (7.42m x 1.98m max)
Radiator. Wood block flooring. Doors to:

Lounge: 20'2" x 14'2" (6.15m x 4.32m)
Sliding patio doors to rear. Skirting board radiators. Fitted carpet.

Dining Room: 13'11" x 9'10" (4.24m x 3m)
Window to front. Radiator. Wood block flooring.

Kitchen: 17'4" x 13'11" (5.28m x 4.24m)
Window to rear. Sliding patio doors to rear (conservatory). Radiator.

Conservatory: 17' x 6'8" (5.18m x 2.03m)
Two sets of sliding patio doors to rear.

Utility Room: 10'9" x 5'10" (3.28m x 1.78m)
Window and door to rear (Conservatory/boot room). Wall mounted boiler. Door to:

Conservatory/Boot Room: 10'7" x 6'8" (3.23m x 2.03m)
Windows to rear and side. Door to side.

Bedroom 1: 14'1" x 13'4" (4.3m x 4.06m)
Window to front. Radiator. Fitted carpet.

Office/Bedroom 4: 14' x 11' (4.27m x 3.35m)
Window to front. Radiator. Fitted carpet.

Bathroom: 7'8" (2.34) > 10'9" (3.28) x 7'6" (2.29)
Borrowed light window to utility room. Radiator. Ceramic tiled flooring. 5 piece suite comprising: panelled bath, pedestal wash hand basin, low flush wc, bidet and shower cubicle.

Landing: 8'2" x 7'9" max (2.5m x 2.36m max)
Velux single window to front. Fitted carpet.

Bedroom 2: 18'5" (5.61) max x 13' (3.96) < 6'2" (1.88)
Window to front. Radiator. Fitted carpet. Built-in cupboard with hot water tank.

Bedroom 3: 18'5" (5.61) max x 13' (3.96) < 6'2" (1.88)
Window to front. Radiator. Fitted carpet.

Bathroom: 11'4" x 6'7" (3.45m x 2m)
Window to rear. Radiator. 5 piece suite comprising: panelled bath, pedestal wash hand basin, low flush wc, bidet and shower cubicle.

Garage: 25'7" x 15'9" (7.8m x 4.8m)
Remote up and over door. Power and light connected. Personal door to side. Windows (glass block) to rear and side.

Leisure Room: 34'10" x 18'8" (10.62m x 5.7m)
Window to rear and 4 windows to side. Personal door to front. Side door with lobby and:

Shower Room:
Located within the leisure room and accessed from the lobby. Suite comprising: wc, pedestal wash hand basin and shower cubicle.

Overall Plot: Measures 124' (Measures 37.8m)
road frontage with overall plot depth of 523', narrows to approx 114' toward the rear of the plot. Total plot size of 1.45 acres.

Planning:
Outline planning has been granted ref no: 24/01353/out for demolition of existing garage and alteration of access, formation of a new private access road and erection of four dwellings (4 bed), associated garages, parking and landscaping. Further information can be found by visiting thurrock.gov.uk.

Council Tax:
Band F.

EPC: Band D.

