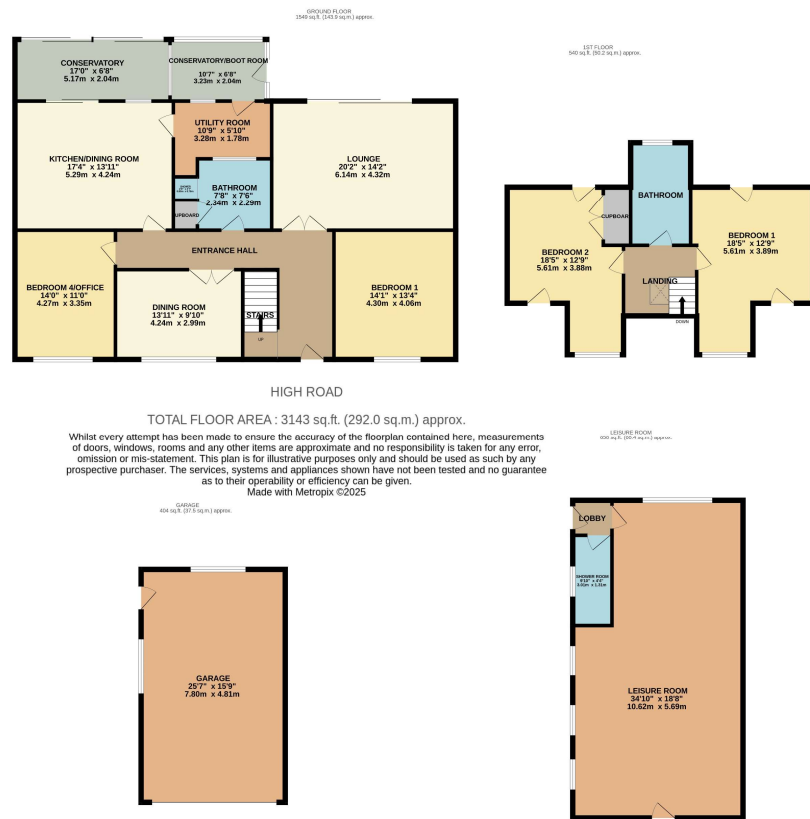




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



High Road, Fobbing, Essex, SS17 9HN | £1,400,000

- 124' wide frontage x 523' depth
- 1.45 acres total
- Existing home approaching 2100 sq feet
- Plus 4 development plots
- Hlgh Road Fobbing location
- Exceptional development opportunity



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP
01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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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.

