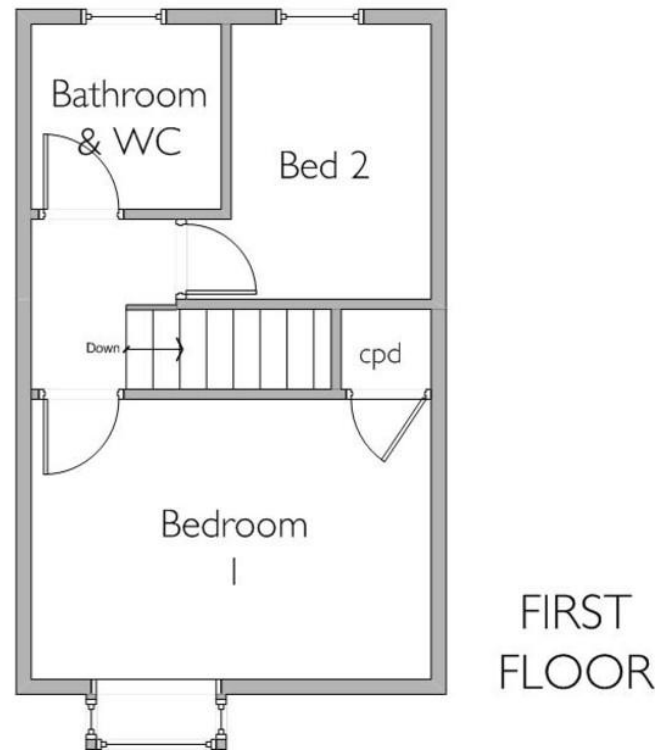


Gross Internal Floor Area:
Approximately 576 sq.ft. / 54 sq.m.



FREE MARKET APPRAISAL

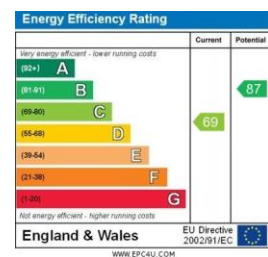
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

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@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



**28 Hampden Close
North Weald, CM16 6JX
£355,000**



- End-Terrace House
- 2 Bedrooms
- Gas Central Heating
- Double Glazing
- Requires Full Modernisation
- Planning Permission in Place

Offered with NO ONWARD CHAIN and with FULL PLANNING PERMISSION GRANTED for a two-storey extension that would create a 4 bedroom home as well as PERMITTED DEVELOPMENT plans approved to create a ground floor WC and extension to the kitchen, this end-terrace house is an exciting opportunity to buy, renovate and extend according to taste. The house occupies one of the most generous plots in this cul-de-sac that is set out around a green area with mature trees. With ample off-street parking to the rear this could be a great first home or investment.

GROUND FLOOR

ENTRANCE LOBBY

LIVING ROOM
12' 5" x 13' 4" (3.78m x 4.06m)

DINING KITCHEN
13' 3" x 9' 1" (4.04m x 2.77m)

FIRST FLOOR

LANDING

BEDROOM 1
13' 4" x 8' 11" (4.06m x 2.72m)

BEDROOM 2
6' 10" x 9' 3" (2.08m x 2.82m)

BATHROOM & WC
6' 4" x 6' 4" (1.93m x 1.93m)

EXTERIOR
To the side and rear is a lawned garden enclosed by wall and fencing. A handgate opens to the parking area at the rear.

Within the parking area, there are two or more parking spaces though all are overgrown.

PLANNING PERMISSION

Full planning permission was granted by Epping Forest District Council on 22nd September 2022 for a double-storey extension to the side. The scheme would add an extra reception room and two further bedrooms to the existing.

EPF/1380/22

Under permitted development, plans have been signed off, we understand, for a rear extension allowing for a larger kitchen and a ground floor WC.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for St Andrew's Church of England (Voluntary Aided) Primary School, North Weald & Epping St John's Church of England School.

Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

