

# 24 Queens Road

North Weald, Epping

£400,000 Guide Price

Council Tax band: C

Tenure: Freehold

- SOLD WITH PLANNING PERMISSION FOR DOUBLE STOREY EXTENSION
- SEPARATE UTILITY ROOM
- LARGE REAR GARDEN
- TWO DOUBLE BEDROOMS
- CLOSE TO VILLAGE SHOPS AND HIGH ROAD
- MODERNISED THROUGHOUT
- PARKING



**Lounge**

13' 0" x 13' 6" (3.96m x 4.11m)

**Kitchen**

16' 3" x 6' 11" (4.95m x 2.11m)

**Utility Room**

4' 8" x 7' 10" (1.42m x 2.39m)

**Bedroom**

16' 3" x 8' 2" (4.95m x 2.49m)

**Bedroom**

9' 11" x 12' 3" (3.02m x 3.73m)

**Family Bathroom**





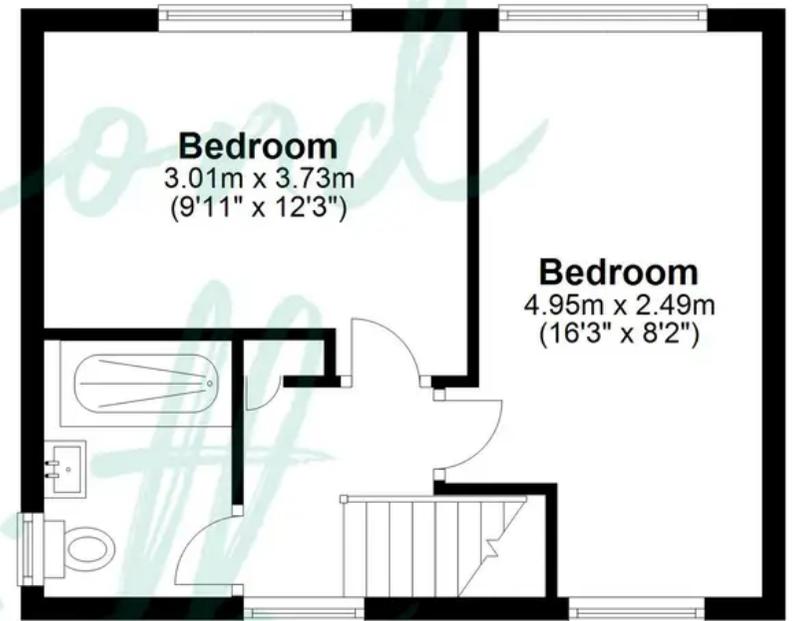
## Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.