

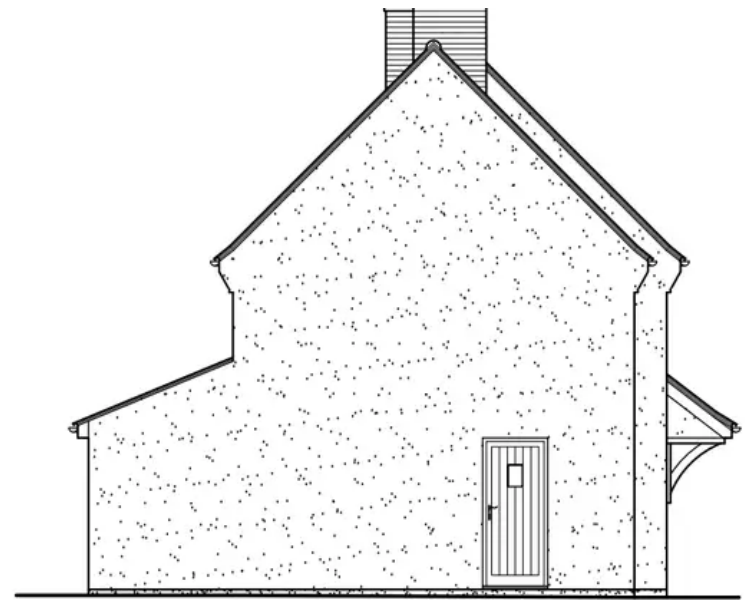


37 Weaverhead Close

Thaxted



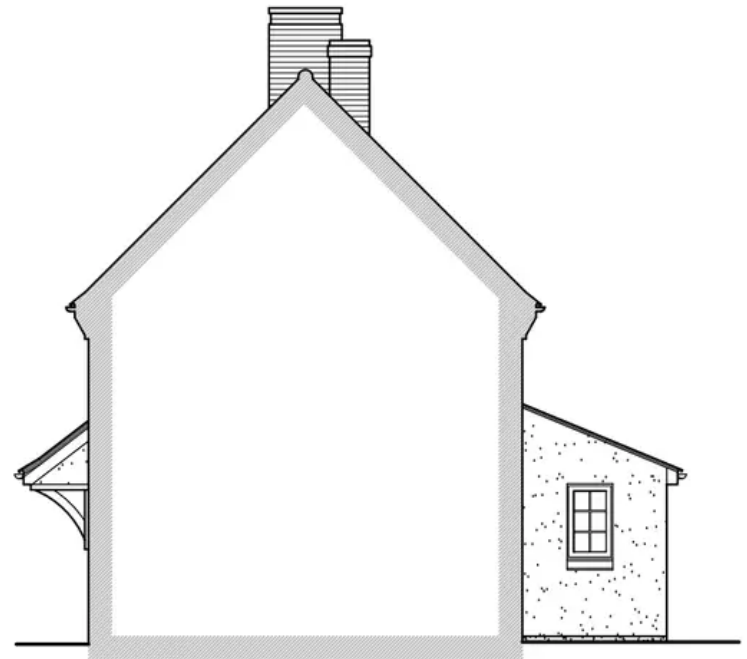
Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100



37 Weaverhead Close

Thaxted, Dunmow

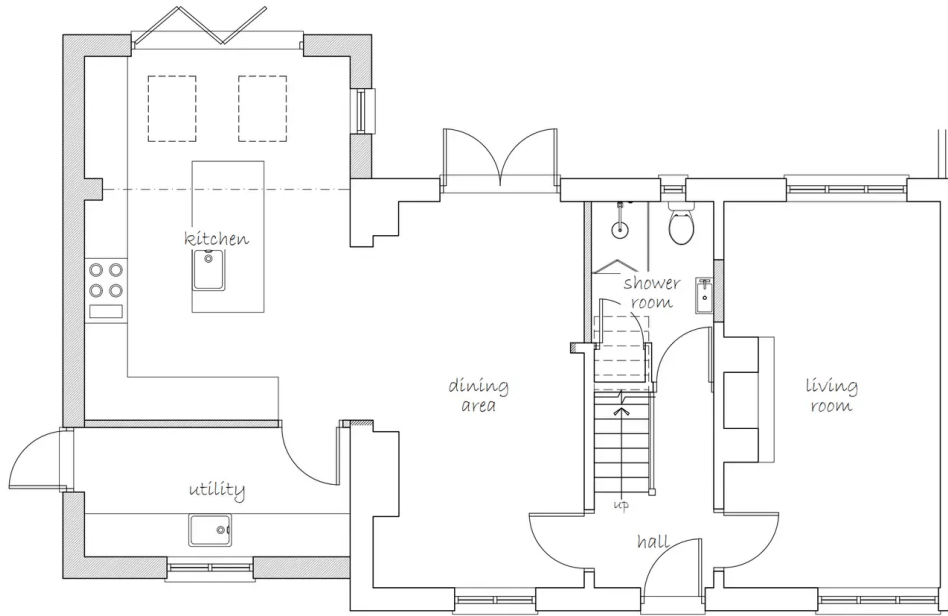
1m
:es



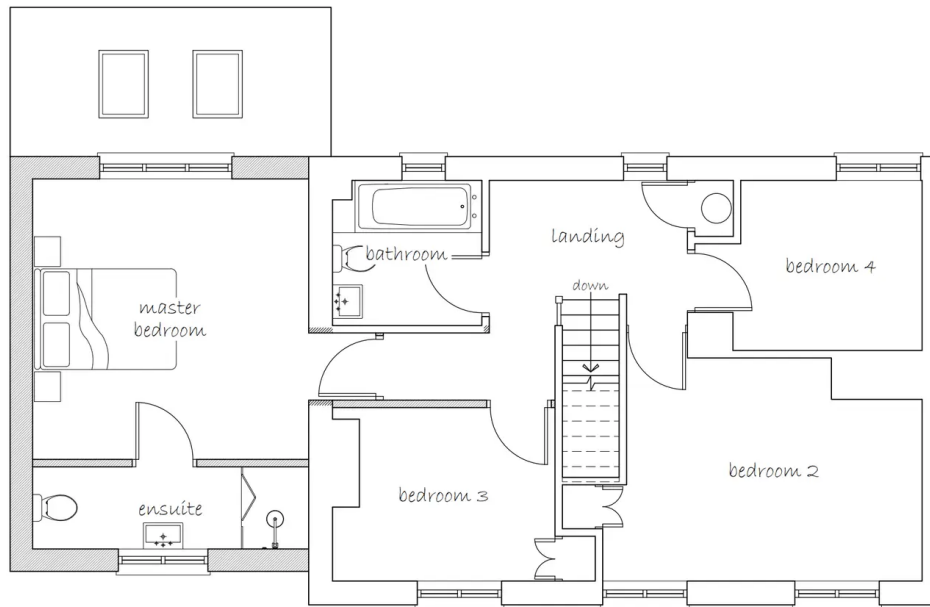
An ideal opportunity to develop an existing 3 bedroom, brick-built, semi-detached home into a four-bedroom family dwelling finished to your own style. The house is fully functioning and can be lived in whilst carrying out any modifications. It offers a rare investment prospect.

The property has had planning permission granted for a two-storey extension (**UTT/22/1754/HHF: Demolition of single storey side extension and erection of two storey side extension and single storey rear extension, along with erection of replacement detached garage with home office**), providing the potential to enhance living space and accommodate modern living requirements.

Additionally, a planning submission has been made for the erection of a two-bedroom detached dwelling in the garden, further expanding the scope for development.



Proposed Ground Floor Plan - 1:50



Proposed First Floor Plan - 1:50



Agents Note:

Tenure: Freehold

EPC Band: D

Mains Services Connected

Uttlesford District Council - Band C -

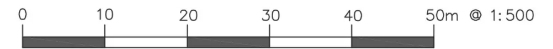
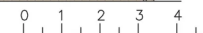
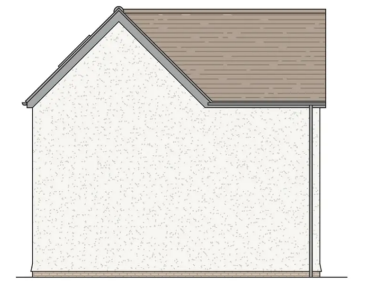
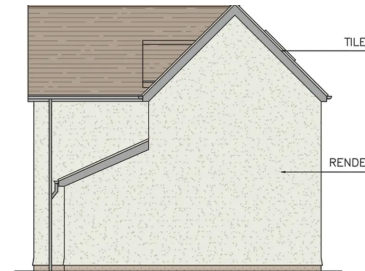
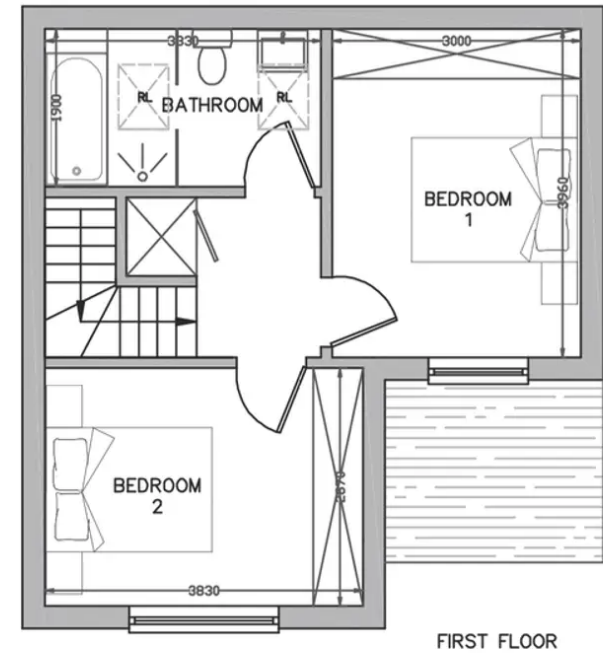
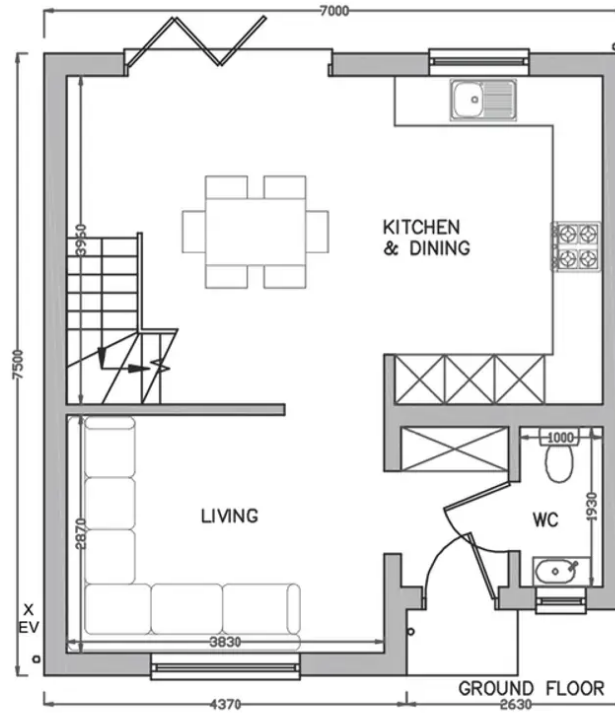
£1,805.28pa

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

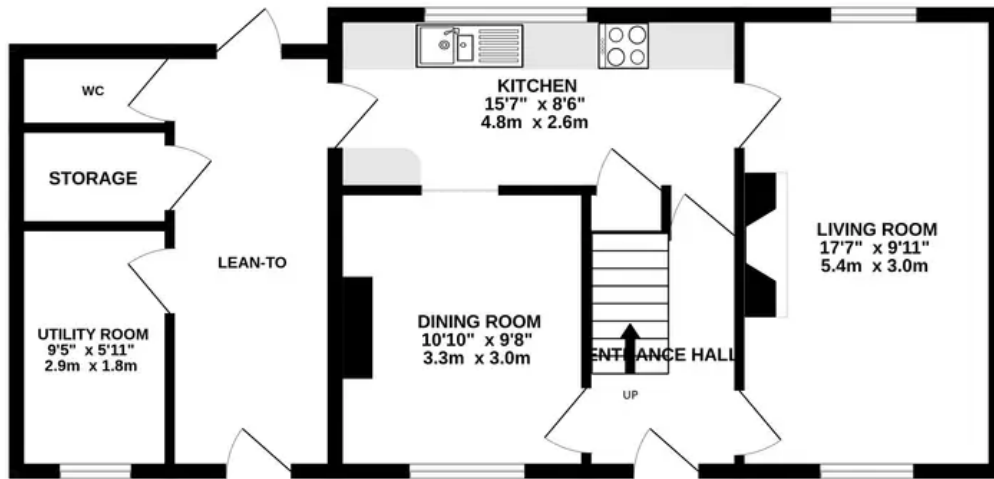
Thaxted is a charming market town in Essex, known for its rich history, medieval architecture, and cultural events. With its beautiful parish church, quaint local shops, and numerous green spaces, Thaxted provides an ideal setting for families. Commuting to larger cities like London is easy, making it a desirable location for those looking to enjoy the tranquillity of country living with the convenience of city access. Overall, Thaxted is a captivating blend of old-world charm and modern convenience, making it a perfect choice for anyone looking to make a home in Essex.



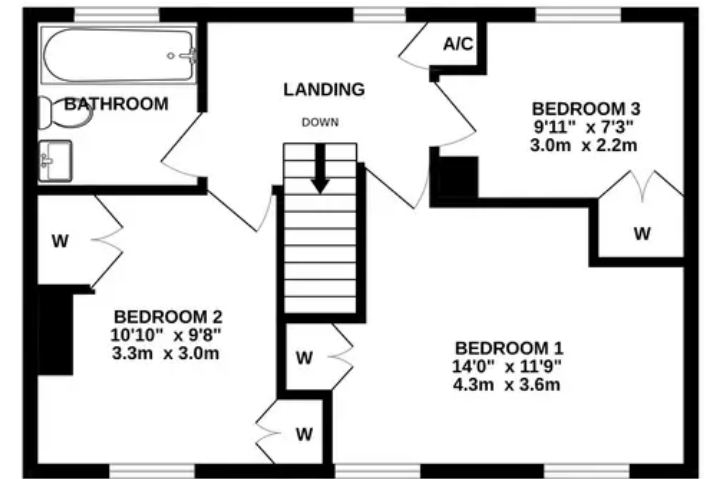
BEDROOMS DWELLING
c. 72 sqm
PRIVATE AMENITY: 54 sqm
OUTPRINT: 50 sqm
allocated parking spaces



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.