



## Tomswood Hill, Essex, IG6

This FREEHOLD quirky cottage style semi detached property has great potential for further extensions subject to local planning permission.

Ground floor compromises a front reception room (can be converted in 3rd bedroom) 2nd reception room, kitchen/ breakfast room leading to garden, ground floor w.c and bathroom, two bedrooms on the first floor and side access pathway.

The property further benefits from a courtyard style rear garden and off street parking.

CHAIN FREE & VACANT

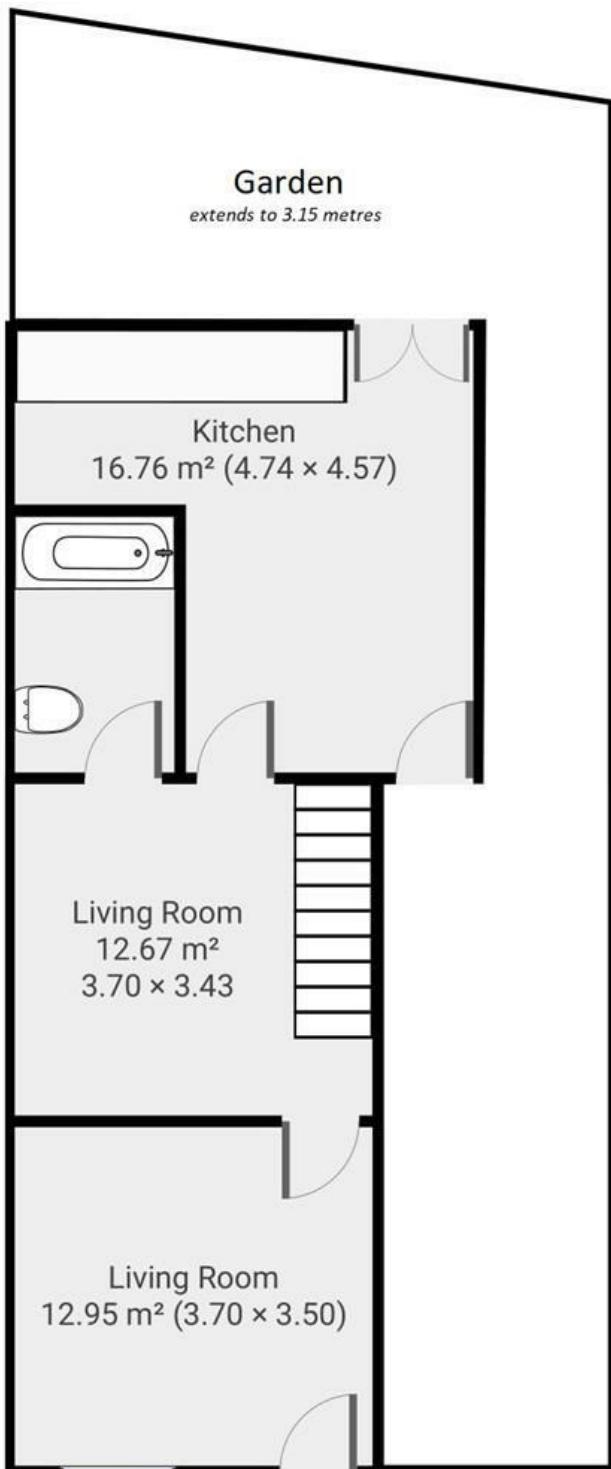
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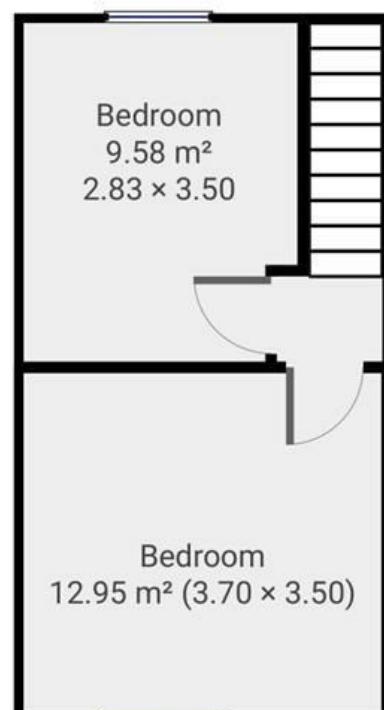
- FREEHOLD
- CHAIN FREE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SCOPE FOR LOFT CONVERSION STPP
  - TWO RECEPTION ROOMS
  - 75 SQ M / 809 SQ. FT
  - CLOSE TO TUBE STATION
  - GROUND FLOOR BATHROOM
- OFF STREET PARKING & SIDE ACCESS PATHWAY
- COURTYARD REAR GARDEN



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Total Area: 75.2 sq metres / 809 sq ft approx.

\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*





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