



Weaverhead Close, Thaxted, CM6 2PP

CHEFFINS

Weaverhead Close

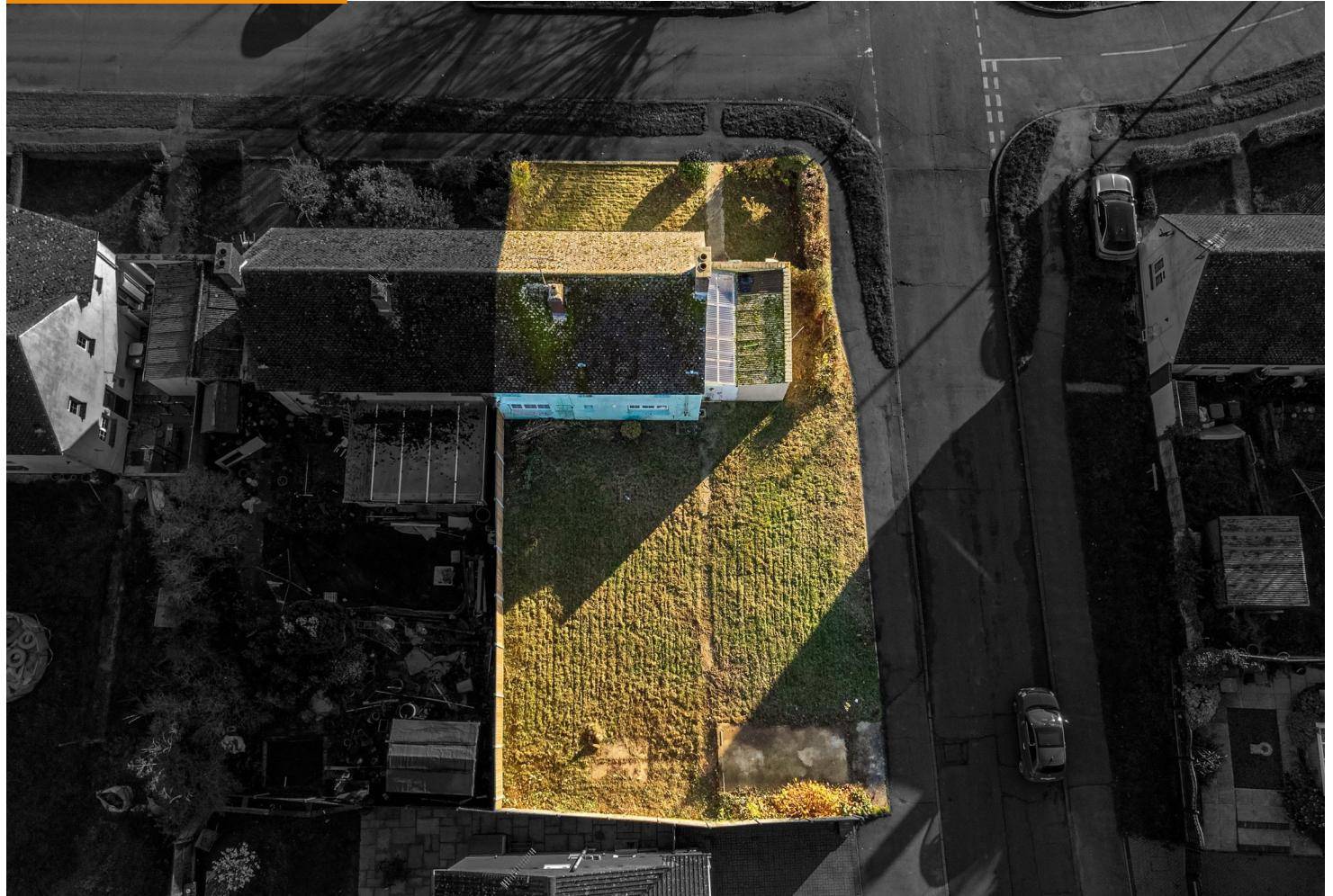
Thaxted,
CM6 2PP

3 1 2

Guide Price £425,000

- Development opportunity
- Semi-detached house with planning to extend
- Additional plot with planning for two storey dwelling
- Pleasant setting overlooking green
- No upward chain

A semi-detached house set in a corner plot with huge development and refurbishment potential. The property is offered with APPROVED PLANNING for a two storey side extension and garage with separate home office. In addition is APPROVED PLANNING for an individual detached two storey, two bedroom house.





LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL

Part-glazed entrance door, staircase rising to the first floor and doors to adjoining rooms.

LIVING ROOM

A dual aspect room with windows to the front and rear aspects and door to:

KITCHEN

Fitted with a range of units with worktop space over, stainless steel sink, four ring induction hob with extractor hood over, eye level double oven and space for washing machine. Window to the rear aspect, door to lean-to and open archway to:

DINING ROOM

Window to the front aspect and door returning to the entrance hall.

LEAN-TO

Doors to the front and rear aspects providing access to the outside space. Further doors to:

UTILITY ROOM

Window to the front aspect.

CLOAKROOM

Comprising low level WC and wash basin.

STORAGE ROOM

Useful room for storage.

FIRST FLOOR

LANDING

Window to the rear aspect, built-in airing cupboard and doors to adjoining rooms.

BEDROOM 1

A pair of windows to the front aspect and built-in wardrobe.

BEDROOM 2

Window to the front aspect and a pair of built-in wardrobes.

BEDROOM 3

Window to the rear aspect and built-in wardrobe.

BATHROOM

Comprising panelled bath, pedestal wash basin and low level WC. Window to the rear aspect.

OUTSIDE

The property is set in a good size corner plot overlooking a green to the front and garden to the rear with vehicular access off Guelphs Lane. In addition is on street parking in Weaverhead Close.

PLANNING PERMISSION

The property provides various refurbishment and development opportunities including approval to

demolish the existing single storey side extension and erect a double storey side extension and single storey rear extension, along with erection of replacement detached garage with home office. Application Number: UTT/22/1754/HHF.

In addition is a separate approval to erect a detached, two storey new dwelling with a projected size of 72 sq m (775 sq ft) with associated access, parking and landscaping. Application Number: UTT/24/0934/FUL. Please note if a new build property is erected, it would take the space of the detached garage/home office granted in Application Number: UTT/22/1754/HHF.

Note: The house and plot are available to purchase independently. Speak to agent for further details.

AGENT'S NOTES (MATERIAL INFORMATION)

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

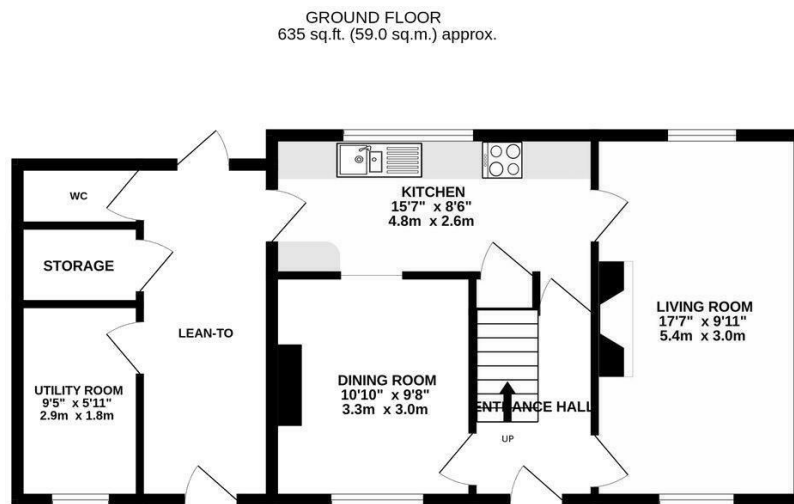


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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.



Application Number: UTT/22/1754/HHF



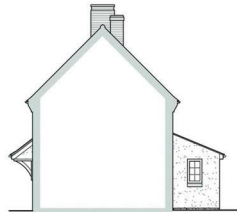
Proposed Front Elevation - 1:100



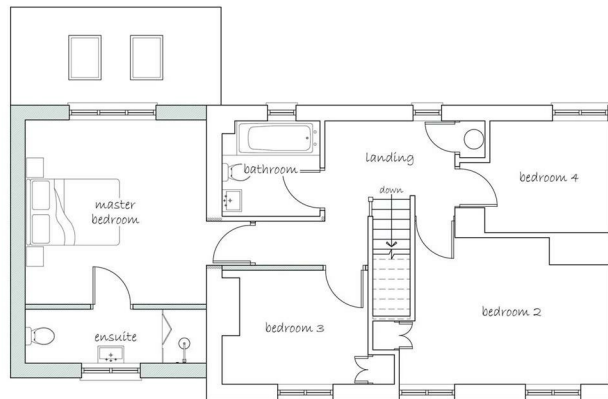
Proposed Side Elevation - 1:100



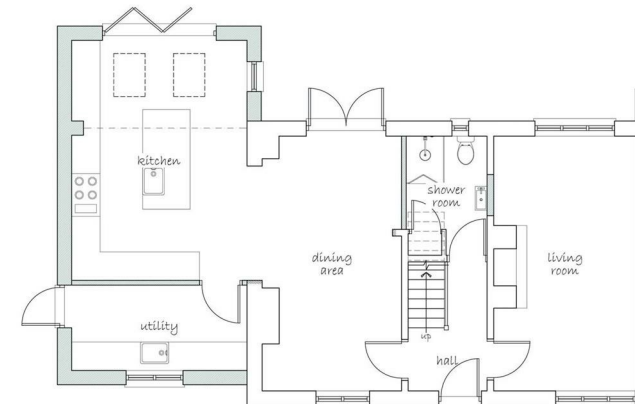
Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100 (Sectional)

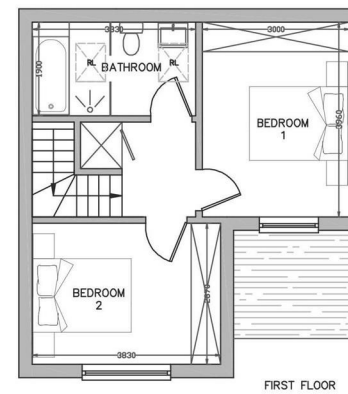
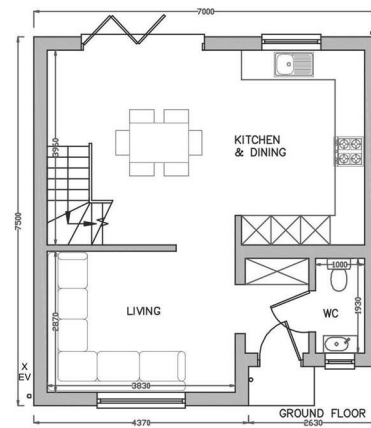
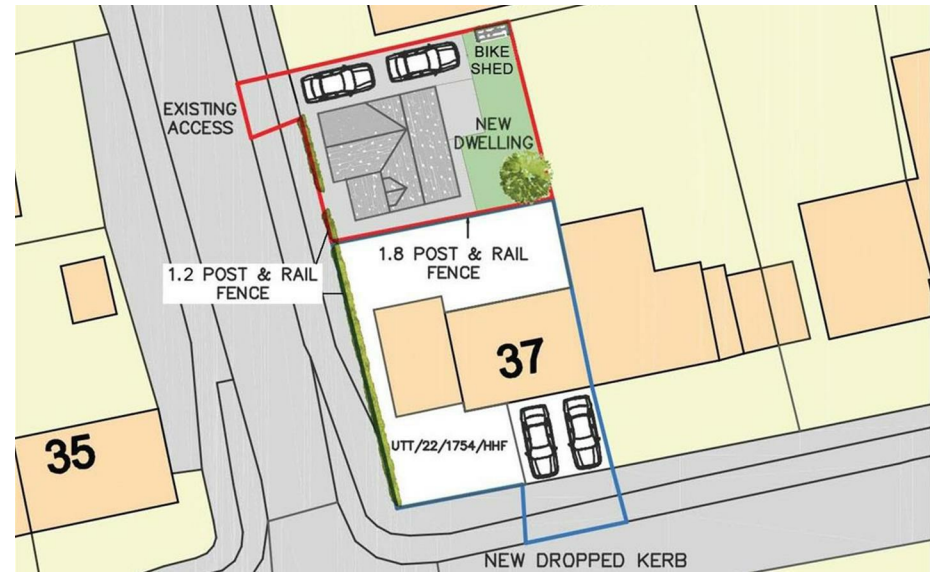


Proposed First Floor Plan - 1:150



Proposed Ground Floor Plan - 1:150

Application Number: UTT/24/0934/FUL





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.