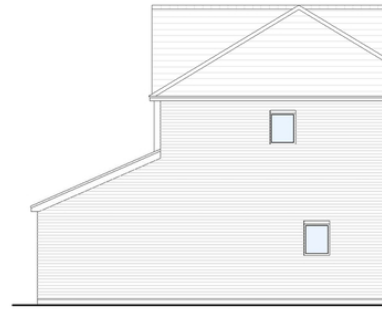




1:100 Proposed Front Elevation



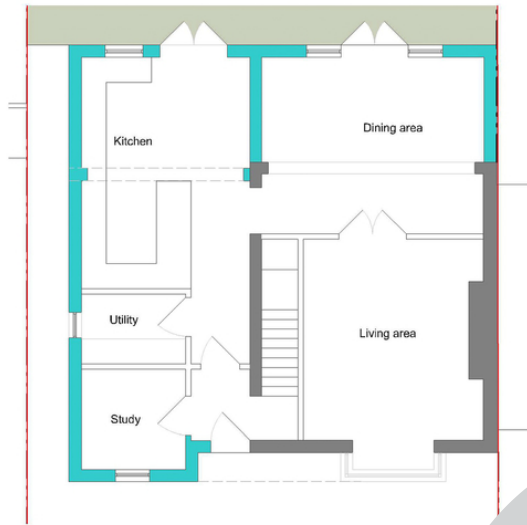
1:100 Proposed Flank Elevation



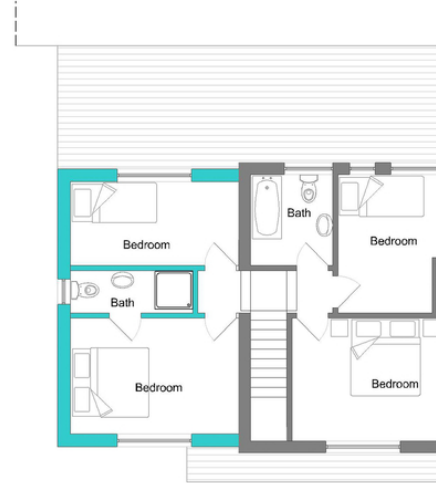
1:100 Proposed Rear Elevation



1:200 Proposed Site Plan



1:100 Proposed Ground Floor Plans



1:100 Proposed First Floor Plans

WOODHOUSE
PROPERTY CONSULTANTS

50 Wavell Close, Cheshunt, Waltham Cross, Hertfordshire. EN8 0LA

ABOUT THE PROPERTY

Woodhouse are pleased to offer this End-Terrace on large plot where Planning already GRANTED for a 4-bedroom Family Home. With no onward chain, have the keys for Springtime!

Currently a 2-bed, planning will allow a double-storey extension to the side and single extension to the rear. Please google Broxbourne Planning and enter in the search the reference number of 07/23/0325/HF

The current set-up is Entrance hall, Lounge-Diner, Kitchen, 2 x Double Bedrooms and Family Bathroom. Externally to the front there is off-street parking, side Garden, and expansive rear Garden which is not overlooked.

There are plenty of popular schools nearby, and for shops / eateries you have Brookfield Centre (with its exciting redevelopment projects) and Cheshunt High Street. Cheshunt Station is about a mile's walk away which takes you straight into Liverpool Street. The A10 is minutes away and a few minutes more is the M25.

Contact Woodhouse today to come and see for yourself the opportunity this house has to offer you!

FEATURES

- Planning Granted for 4-bed house
- Plot with Front / Side / Rear Gardens
- Not overlooked to the rear
- Currently a 2-bedroom home
- Close to Brookfield Centre & High Street amenities
- Planning Ref 07/23/0325/HF
- Contact Woodhouse today



ROOM DESCRIPTIONS

PLANNING REFERENCE NUMBER FOR BROXBOURNE PLANNING PORTAL

07/23/0325/HF

DIMENSIONS

Front Door & Entrance Hall:-

Living Room - Lounge Area
3.6m x 3.4m (11'11 x 11)

Living Room - Dining Area
2.75m x 2.65m (8'11 x 8'7)

Kitchen
2.6m x 2.6m (8'5 x 8'5)

First Floor Landing:-

Bedroom 1 - Front Aspect
3.3m x 3.25m (10'9 x 10'8) -

Bedroom 2 - Rear Aspect
4.3m x 3m (14'3 x 9'9)

Bathroom - Rear Aspect
1.95m x 1.90m (6'4 x 6'3)

External:-

Front / Side / Rear Gardens

Parking available to the front. Garden to the rear not overlooked as it's playing field.

External Storage Cupboards



FLOORPLAN

1:100 Proposed Front Elevation

1:100 Proposed Flank Elevation

1:100 Proposed Rear Elevation

1:200 Proposed Site Plan

1:100 Proposed Ground Floor Plans

1:100 Proposed First Floor Plans

THE PLANNING CONSULTANCY LTD	
The Old Mill, 28 Bullock Lane, Boreham, Buntingford, Cambridgeshire, SG8 8JL	
Project Name: 28 Mill Lane	Project No: 202
Client: The Planning Consultancy	Drawn by: CJS
Scale: 1:100 (A1)	Date Drawn: 01/10/2022
020 300 5222	

Wavell Close - Proposed Floor Plans and Elevations

1:100 Existing Front Elevation

1:100 Existing Flank Elevation

1:100 Existing Rear Elevation

1:100 Existing Ground Floor Plans

1:100 Existing First Floor Plans

1:1250 Existing Site Location

1:200 Existing Site Plan

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Wavell Close - Existing Floor Plans and Elevations