

## ROUNDHILLS EN9

DEVELOPMENT OPPORTUNITY.  
POTENTIAL TO BUILD A THREE  
BEDROOM DETACHED HOUSE WITH  
GARAGE AND PARKING.

Planning given but has now expired.  
Castles market this chain free, three  
bedroom semi detached house with a  
garage and driveway with a large plot to  
the side allowing for the development of  
a three bedroom house (STPP).  
Important: Buyers must rely on their own  
enquiries with regards to the purchase of  
the plot and to any development  
potential, permissions required and any  
previous planning history. Any change of  
use/development will be subject to  
permissions. Images shows the possible  
potential only and would be subject to  
permissions. Council: Epping Forest  
District Council.

**£475,000 Freehold**

# Castles

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**Entrance :**

Drive, garage, front door to hall

**Hall :**

Access to reception and cloakroom

**Reception: 15' 7" x 14' 3" (4.75m x 4.34m):**

Stairs to first floor, access to kitchen and diner

**Diner: 9' 4" x 8' 0" (2.84m x 2.44m):**

Access to garden

**Kitchen: 9' 6" x 7' 7" (2.89m x 2.31m):**

Access to garden

**Cloakroom/wc: 5' 7" x 3' 3" (1.70m x 0.99m):****First Floor Landing: :**

Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 14' 1" x 10' 0" (4.29m x 3.05m):**

into alcove

**Bedroom 2: 9' 9" x 8' 5" (2.97m x 2.56m)****Bedroom 3: 9' 6" x 7' 6" (2.89m x 2.28m)****Bathroom: 6' 9" x 5' 9" (2.06m x 1.75m)****Rear Garden:**

Side access

**Parking:**

Drive + garage

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