

Blundel Lane, Stoke D'Abernon, KT11





# Development opportunity on Blundel Lane.

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This three-bedroom detached property with southerly garden is in need of modernisation and offers plenty of scope for a prospective buyer to update/extend with a recently granted planning permission (Feb 2024).

The consented scheme has been designed as an easy to build extension, whilst living in the original house. The existing garage can be removed and the new two-story extension built immediately next to the house, knocking through at the end of the build. The scheme adds an additional 103sqm of gross internal area, more than doubling the size of the original house. The new total area of the completed house would be 229sqm.

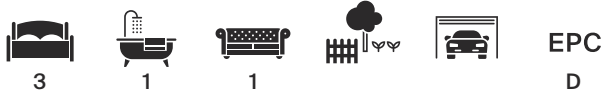
The drawings on the web page listing show extracts of the approved planning ref 2023/3254 for illustrative purposes.

Purchasers must satisfy themselves on all future and any possible existing planning matters in relation to the site.

Tenure: Freehold

Local Authority: Elmbridge

Council Tax Band: F



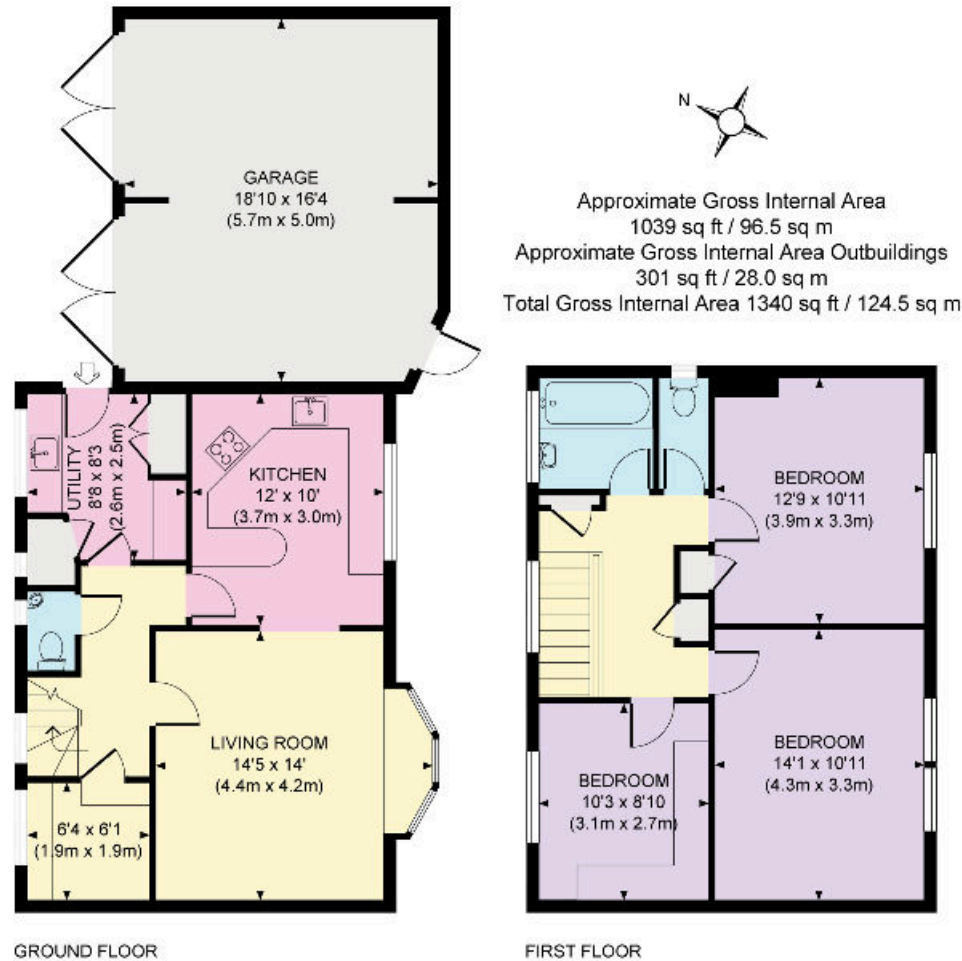
The ground floor of the current house comprises of a utility/boot room, a kitchen with breakfast bar, a good-sized living room with bay window, a WC and a room that could be easily converted into a home office. To the first floor are three good-sized bedrooms and a family bathroom plus WC.

To the front of the house is a large driveway with ample parking and access to the double garage which adjoins the house.

The rear garden has a southerly aspect and backs on to the Cobham & Stoke D'Abernon cricket and recreation ground. The plot sits at about 0.1 acres.







This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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