



Foster Street | Harlow | CM17 9HX

Offers In Excess Of £335,000

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A TWO BEDROOM SEMI-DETACHED COTTAGE on the outskirts of Harlow. The ground floor comprises of two reception rooms, a modern fitted kitchen and family bathroom suite. Upstairs features two double bedrooms. Other benefits include UPVC double glazed windows and doors with oil heating via radiators. Both front and rear gardens are large with space for parking. The property is currently let so viewings are strictly by appointment only.

- Semi-Detached House
- Two Double Bedrooms
- Parking to Front
- Outskirts of Harlow
- Council Tax Band: D
- EPC Rating: E

Front

Large front garden laid to lawn. Shingle driveway/parking space. Timber gate to side. UPVC double glazed door to front.

Lounge

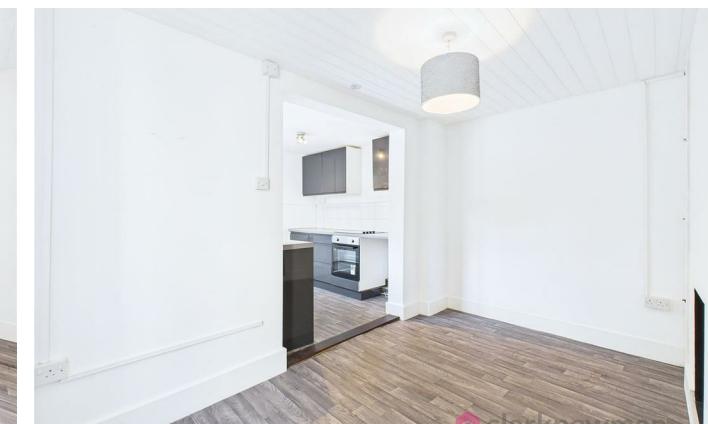
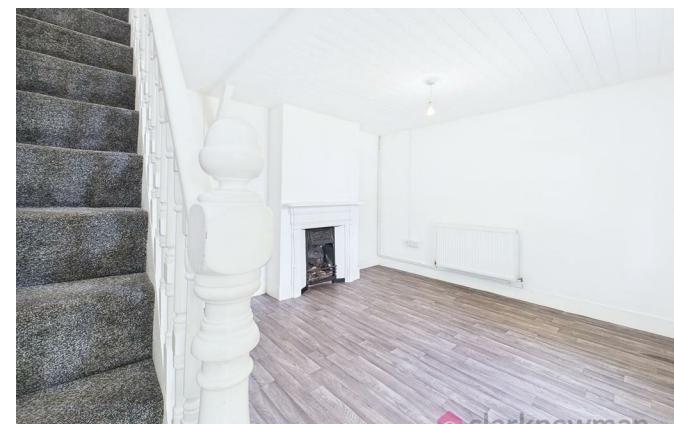
6'07" x 13'08" (2.01m x 4.17m)

UPVC double glazed window and door to front. Stairs to first floor. Internal door to dining room. Under stairs storage cupboard. Ornamental fireplace. Radiator to wall.

Dining Room

8'11" x 12'02" (2.72m x 3.71m)

UPVC double glazed window to side. Internal door to lounge. Open-plan to kitchen. Ornamental fireplace. Radiator to wall.





Kitchen

8'01" x 7'09" (2.46m x 2.36m)

UPVC double glazed window to side. Fitted kitchen with wall and base units and laminate worktops. Stainless steel sink and drainer. Electric oven and hob. Radiator to wall.

Extractor fan. Open-plan to dining room. Internal door to rear lobby.

Rear Lobby

Internal doors to kitchen and bathroom. UPVC double glazed door to rear garden.

Bathroom (Ground Floor)

6'05" x 7'09" (max) (1.96m x 2.36m (max))

UPVC double glazed obscured window to rear. White three piece suite with tiles over bath. Radiator to wall. Internal door to rear lobby.

Landing

Stairs to ground floor. Internal doors to both bedrooms.

Bedroom One

6'07" x 10'09" (2.01m x 3.28m)

UPVC double glazed window to front. Radiator to wall. Ornamental fireplace. Internal door to landing.

Bedroom Two

8'11" x 12'04" (2.72m x 3.76m)

Two UPVC double glazed windows to rear. Radiator to wall. Airing cupboard. Internal door to landing and loft hatch.

Rear Garden

65'7" approx. (20m approx.)

Timber gate to side with access to the front. Long rear garden mostly laid to lawn with established flower beds and timber shed to rear. Oil tank (for heating). Wooden shed at rear of garden.

Local Area

Foster Street is located on the outskirts of Harlow, between Harlow Common and Church Gate Street benefiting from good access to both junctions 7 and 7a of the M11.



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Approximate total area⁽¹⁾
628 ft²
58.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculated based on RICS IPMS 3C standard. Please note that calculations are adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		71	
(92 plus)	A	45	
(81-91)	B	61	
(69-80)	C	38	
(55-68)	D	31	
(39-54)	E	28	
(21-38)	F	22	
(1-20)	G	19	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	G	G

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		61	
(91 plus)	A	38	
(81-91)	B	28	
(69-80)	C	22	
(55-68)	D	19	
(39-54)	E	16	
(21-38)	F	13	
(1-20)	G	10	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	G	G

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