



Parish Way | Harlow | CM20 1PR

Asking Price £450,000



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AN IMMACULATE THREE/FOUR BEDROOM MID TERRACE HOUSE situated in the highly sought after Fifth Avenue development and a "turn key" home for the new owners. The property comprises of a spacious entrance hall with ground floor toilet, bright and airy lounge with plenty of natural light provided by UPVC double glazed windows/doors to the front and rear, a highly impressive kitchen/diner featuring a range of integrated appliances as well as ample dining/entertaining space. The first floor offers two generously sized double bedroom with the "master bedroom" benefitting from private balcony area and en-suite shower room. Further features include a single bedroom and a luxury fitted, fully tiled family bathroom suite. Externally, the owners have continued their renovations with a superbly completed Summer House in the rear Garden which offers a potential fourth bedroom/the perfect work from home space with a further en-suite bathroom. The garden benefits from a patio allowing plenty of space for seating and artificial grass. Viewings highly advised.



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Front  
Private front garden with fencing to front. Artificial turf.



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### Entrance Hall

3'09 x 12'03 (1.14m x 3.73m)

UPVC front door. Large entrance hall with radiator to wall and stairs to first floor. Internal wooden doors leading to lounge, cloakroom and kitchen. Useful storage cupboard.

### Lounge

10'03 x 15'10 (3.12m x 4.83m)

Bright and airy lounge with plenty of natural lighting provided via the UPVC double glazed windows to front and doors to the rear leading to the Garden. Radiator to wall.

### Kitchen/Diner

9'05 x 15'09 (2.87m x 4.80m)

A highly impressive, large kitchen offering a range of wall and base units as well integrated gas hob, double oven with extractor fan above, both full length fridge and freezer, washing machine and dishwasher. Further benefits include butler style sink, UPVC double glazed window to front and rear and radiator to wall. Open plan "feel" with ample space for dining.

External door leading to Garden.

### Cloakroom

4'08 x 4'00 (1.42m x 1.22m)

White toilet and white sink. Radiator to wall and UPVC double glazed window.

### Landing

9'10 x 4'04 (3.00m x 1.32m)

Spacious landing with UPVC double glazed window overlooking the garden and radiator to wall. Internal wooden doors to bedrooms and family bathroom.

### Bedroom One

13'09 x 8'09 (4.19m x 2.67m)

Large double bedroom offering both floor to ceiling fitted wardrobes, and UPVC double glazed external door leading to private balcony. Radiator to wall, UPVC double glazed window and internal wooden door to en-suite shower room.

### En-Suite

4'06 x 6'09 (1.37m x 2.06m)

En-suite shower room offering walk-in shower with thermostatic control, white toilet and vanity sink. Extractor fan to wall, shavers socket and radiator to wall.

### Bedroom Two

10'04 x 9'01 (3.15m x 2.77m)

Double bedroom offering fitted wardrobes, UPVC double glazed window to front and radiator to wall.





### Bedroom Three

6'09 x 6'06 (2.06m x 1.98m)

Single bedroom with UPVC double glazed window to rear and radiator to wall.

### Bathroom

5'05 x 6'08 (1.65m x 2.03m)

Luxury fitted, fully tiled family bathroom suite offering bath with shower, white toilet and counter top style sink. UPVC double glazed window to rear, chrome heated towel rail and extractor fan to wall.

### Garden

Private rear garden offering seating space via large Porcelain tiled patio area and artificial grass. Access into superb Summer House/Bedroom Four and further access into Garage. Shed to rear.

### Bedroom Four/Summer House

10'02 x 10'10 (3.10m x 3.30m)

Large Summer House offering a fourth bedroom/the perfect work from home space with UPVC double glazed double doors, radiator to wall and opening to en-suite shower room.

### Further Bathroom/En-Suite

10'01 x 2'11 (3.07m x 0.89m)

En-Suite shower room offering walk-in style shower with thermostatic control, vanity sink and white toilet. Heated towel rail to wall and extractor fan.

### Garage & Parking

Allocated parking. Single garage with up and over door offering lighting and power. Electric car charging point to wall.

### Further Info

The vendors at Parish Way have left no stone unturned in their renovations and an internal viewing is highly recommended to appreciate the work carried out.

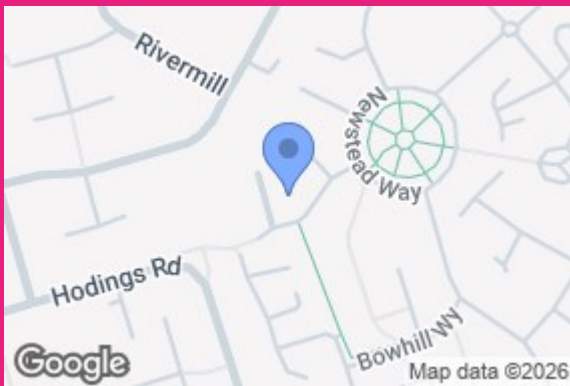
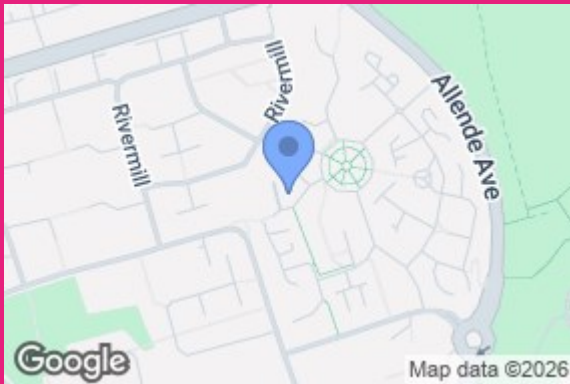
### Local Area


Parish Way is located within a popular development on Fifth Avenue and is situated a short walk away from Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station providing direct access to London Liverpool Street, Tottenham Hale and Stansted Airport.


### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1000 ft<sup>2</sup>  
93 m<sup>2</sup>


**Balconies and terraces**

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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