



Latton Green | Harlow | CM18 7ER

Asking Price £390,000

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A THREE BEDROOM SEMI-DETACHED HOUSE in the sought-after street of Latton Green. The ground floor comprises of a spacious entrance hall, fitted kitchen and rear lounge with opening to dining room. Upstairs benefits from two double bedrooms, a single bedroom and family bathroom. The rear garden is West facing, well established, backing onto woodland. To the front there is a garden which could be converted to provide off-street parking (subject to planning). Online virtual tour available.

- Three Bedrooms
- Semi-Detached House
- In Need of Modernisation
- No Onward Chain
- Council Tax Band: D
- EPC Rating: C

#### Front

Shared block paved driveway for access into rear gardens (not to be parked on). Well established tiered front garden with an abundance of mature shrubs and plants. Has potential to be converted to parking (subject to planning permissions). Access to front via UPVC double glazed door. Access into kitchen via UPVC double glazed door and rear garden via timber gate.

#### Porch

2'10" x 5'4" (0.86m x 1.63m)  
UPVC double glazed door to front, UPVC double glazed door and window to entrance hall.





## Hallway

15'8" x 6'6" (4.78m x 1.98m)

UPVC double glazed window and door to porch. Stairs to first floor. Radiator to wall. Internal doors to living room and kitchen, doorway to dining room is sealed.

## Living Room

12'5" x 10'6" (3.78m x 3.20m)

UPVC double glazed sliding patio door to garden. Electric fire to wall. Large opening through to dining room.

## Dining Room

11'2" x 11'7" (3.40m x 3.53m)

UPVC double glazed window to front aspect. Radiator to wall. Doorway to entrance hall (currently sealed). Large opening through to dining room.

## Kitchen

7'10" x 7'6" (2.39m x 2.29m)

UPVC double glazed door out to side, UPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units with laminate worktops, stainless steel sink and drainer and mixer tap. Integrated electric oven and gas hob. Space for washing machine and fridge freezer. Built in storage cupboard and under stairs storage. Internal door to entrance hall.

## Landing

7'6" x 5'7" (2.29m x 1.70m)

UPVC double glazed window to side aspect. Stairs to ground floor. Internal doors to bedrooms and bathroom. Loft hatch above (boarded with lighting and ladder).

## Bedroom One

12'5" x 11'6" (3.78m x 3.51m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in storage cupboard housing gas boiler. Internal door to landing.



### Bedroom Two

11'1" x 9'7" (3.38m x 2.92m)

UPVC double glazed window to front aspect, radiator to wall.

Internal door to landing.

### Bedroom Three

7'10" x 8'7" (2.39m x 2.62m)

UPVC double glazed window to front aspect, radiator to wall.

Internal door to landing.

### Bathroom

7'11" x 6'9" (2.41m x 2.06m)

UPVC double glazed window to rear aspect, radiator to wall.

Part tiled walls with WC, pedestal sink and bath with glass screen and shower above. Internal door to landing.

### Garden

West-facing rear garden with a combination of patio, lawn and well established flower beds, there is also a small aquatic pond. The garden backs onto scrubland and woodland.

Access to side via timber gate. Exterior lighting.

### Local Area

Latton Green is a private area located off Commonside Road and is situated close to local amenities and schooling.

Commonside Road is conveniently situated close to the A414/M11 junction 7.

### Agents Notes

There is a shared driveway for access only, this is not to be parked on as is shared with the neighbouring property.



