



Fir Park | Harlow | CM19 4JU

Offers In Excess Of £425,000



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A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE with driveway and garage to side. The ground floor comprises of a spacious entrance hall, lounge open-plan to dining room, conservatory and fitted kitchen. Upstairs benefits from two double bedrooms, a single bedroom, WC and family bathroom. The South-West facing rear garden is fairly low maintenance with access into the garage. Fir Park is a sought-after private development on the South West of Harlow located off of Kingsmoor Road. The property is available for sale with no onward chain. Online virtual tour available.

- Three Bedrooms
- Semi-Detached House
- Garage & Driveway To Side
- Sought-After Location
- Council Tax Band: D
- EPC Rating: C

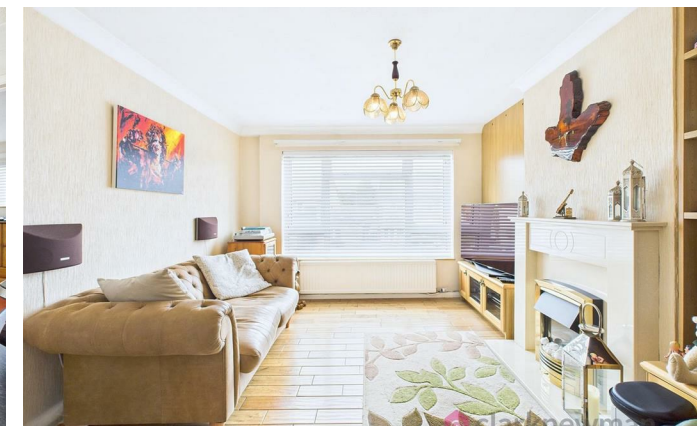
#### Front

Laid to lawn with concrete steps to front door and access into garden. Variety of shrubs and plants. To the side of the property there is a concrete double driveway and single garage with up and over door.

#### Entrance Hall

13'6" x 6'6" (4.11m x 1.98m)

UPVC double glazed windows and door. Internal door to lounge, doorway to kitchen. Radiator to wall. Stairs to first floor.





### Lounge

13'6" x 11'0" (4.11m x 3.35m)

UPVC double glazed window to front with radiator below. Gas fireplace with surround. Built-in shelving unit. Internal door to entrance hall. Opening to dining room.

### Dining Room

11'0" x 9'1" (3.35m x 2.77m)

Double glazed patio door to conservatory, internal door to kitchen and opening to lounge. Radiator to wall. Large fitted shelving unit.

### Kitchen

11'1" x 8'2" (3.38m x 2.49m)

UPVC double glazed window and door to garden. Doorway to entrance hall, internal door to dining room. Laminate worktops with a range of wall and base units. Ceramic 1.5 sink and drainer, integral oven and hob. Plumbing for washing machine, under stairs storage.

### Conservatory

9'3" x 9'10" max (2.82m x 3.00m max)

UPVC double glazed conservatory with fitted blinds and French doors to garden. Sliding patio door to dining room.

### Landing

9'3" x 3'9" (2.82m x 1.14m)

Internal doors to bedrooms. Stairs to ground floor. UPVC double glazed window to side aspect. Loft hatch.

### Bedroom One

13'6" x 10'0" (4.11m x 3.05m)

UPVC double glazed window to front aspect, radiator to wall. Full length built-in fitted wardrobes. Internal door to landing.

### Bedroom Two

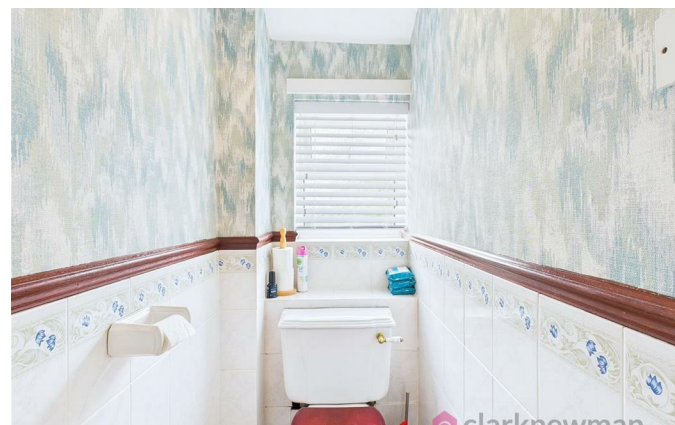
11'2" x 9'11" (3.40m x 3.02m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in airing cupboard housing hot water cylinder. Internal door to landing.

### Bedroom Three

9'8" x 7'6" (2.95m x 2.29m)

UPVC double glazed window to side aspect, radiator to wall. Built in storage cupboard over stairs. Internal door to landing.



## WC

5'0" x 3'0" (1.52m x 0.91m)

UPVC double glazed window to rear aspect. White WC. Internal door to landing.

## Bathroom

8'6" x 4'11" (2.59m x 1.50m)

UPVC double glazed window to rear aspect, radiator to wall. White pedestal sink and bath with shower over bath. Internal door to landing.

## Garden

30' approx (9.14m approx )

South-West facing rear garden with patio, lawn and raised flower beds. Various shrubs and plants. Access to front via timber gate and external door into garage.

## Garage

Up and over garage door to front. Partitioning wall separating front of garage to rear storage room. External UPVC double glazed door into garden. Lighting and power.

## Agents Notes

The seller has permission from Harlow Council to purchase two parcels of land adjacent to the property, one being directly next to the driveway to widen the drive and the second being a strip of land next to the front path to allow for a single story extension (subject to planning permissions).

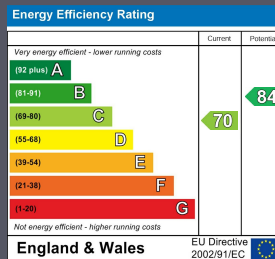
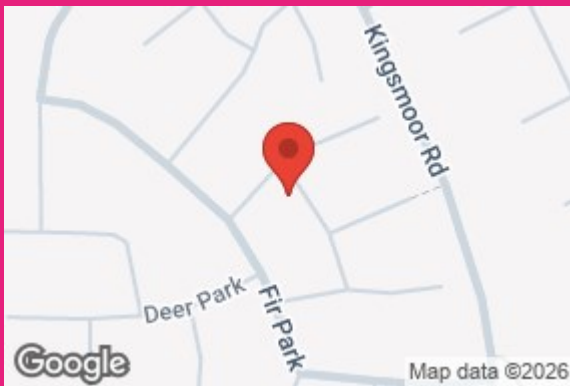
## Local Area

Fir Park is a sought-after private development on the South West of Harlow located off of Kingsmoor Road close to local schooling and amenities.

## 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.





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