



The Seeleys | Old Harlow | CM17 0AD

Asking Price £395,000



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AN IMMACULATE TWO (PREVIOUSLY THREE) BEDROOM MID TERRACE HOUSE benefitting from driveway and garage to front. The ground floor comprises of a spacious porch with access to cloakroom and garage, spacious dining room with ample natural light being offered from large UPVC double glazed window to front. Further features include modern fitted kitchen with a range of wall/base units and breakfast bar and separate lounge with direct access into rear garden. The first floor benefits from two double bedrooms (with the master bedroom originally providing two individual rooms) and a luxury fitted shower room. The private rear garden offers low maintenance with patio throughout and well established plants/shrubs. Viewings highly recommended.

- Two Double Bedrooms (Previously Three)
- Driveway & Garage
- Council Tax Band: D
- Mid Terrace House
- Old Harlow Location
- EPC Rating: TBC

#### Front

Driveway for two cars to the front, single garage and UPVC double glazed front door. UPVC door to storage shed/garage.

#### Entrance Porch

4'04 x 4'02 (1.32m x 1.27m)

Spacious entrance porch with radiator to wall, internal door to cloakroom and garage. Internal door to dining room.





### Dining Room

11'05 x 19'01 (3.48m x 5.82m)

Bright and airy dining room with ample entertaining space benefitting from large UPVC double glazed window to front providing ample natural light, radiator to wall and stairs to first floor. Internal door to lounge and kitchen.

### Kitchen

12'11 x 8'06 (3.94m x 2.59m)

A modern fitted kitchen with a range of wall and base units featuring breakfast bar and seating. Further benefits include integrated oven and hob with extractor fan above, dishwasher and fridge freezer. UPVC double glazed window and door to rear garden.

### Lounge

16'07 x 10'02 (5.05m x 3.10m)

Immaculately presented lounge with radiator to wall and UPVC double glazed patio doors leading to rear garden.

### Cloakroom

5'02 x 4'03 (1.57m x 1.30m)

White toilet and vanity sink. Chrome heated towel rail and UPVC double glazed window.

### Landing

5'10 x 4'06 (1.78m x 1.37m)

Spacious landing with airing cupboard. Internal doors to double bedrooms and bathroom.

### Bedroom One

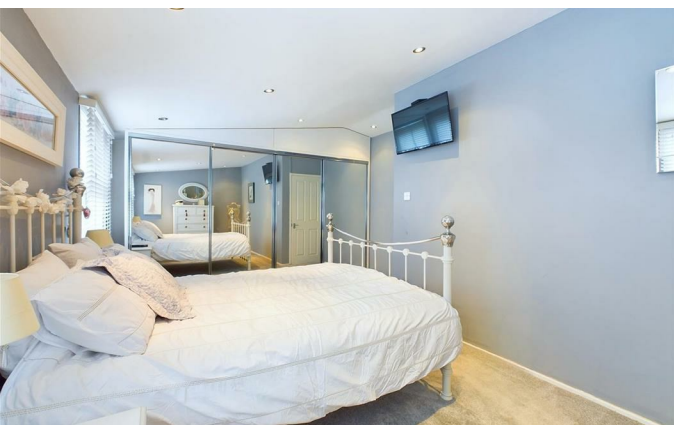
9'07 x 17'01 (2.92m x 5.21m)

Large double bedroom (previously two individual rooms) offering two UPVC double glazed windows, radiators to wall and floor to ceiling fitted wardrobes with mirrored doors.

### Bedroom Two

8'07 x 7'10 (2.62m x 2.39m)

Generously sized second bedroom with UPVC double glazed window, radiator to wall and alcove for storage.



## Bathroom

5'05" x 8'10" (1.65m x 2.69m)

Luxury fitted fully tiled family bathroom offering large rainfall shower with thermostatic control, white toilet and vanity sink. UPVC double glazed window and chrome heated towel rail. Built-in storage cupboard.

## Garden

A private low maintenance rear garden benefitting from patio, well established plants/shrubs and brick built shed. The garden also offers impressive views of local church providing plenty of character.

## Garage

18'2" x 8'2" (5.54m x 2.49m)

Up and over door to front. UPVC double glazed door to front. Gas boiler to wall. Timber door to entrance hall. Plumbing for washing machine, lighting and power.

## Local Area

Located in the quiet cul-de-sac of Seeleys, this property is located in the heart of Old Harlow and is situated a short walk from Old Harlow High Street which provides a variety of local cafes and amenities as well as local schooling. Harlow Mill Train Station is just 0.7 miles away and offers direct access into London & Cambridge. M11 Junction 7A is just over two miles away!





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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