



Foster Street | Harlow | CM17 9HR

Offers Over £350,000

 clarknewman

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A CHARMING TWO BEDROOM MID TERRACE COTTAGE with ground floor extension and allocated parking. The ground floor comprises of a cosy lounge, separate dining area with open plan living to modern fitted kitchen and ground floor bathroom. The first floor boasts two generously sized double bedrooms and a further bathroom. The private rear garden has lovely views over fields to rear and offers ample entertaining space. This property has been immaculately kept by the current vendors and is bursting with character throughout. Viewings highly recommended.

- Two Bedrooms
- Well Presented
- Council Tax Band: D
- Mid Terrace Cottage
- Full Of Character
- EPC Register: D

Front

Driveway to front, picket fence and artificial grass.

Porch

Front door, UPVC double glazed window and internal door to lounge.





### Lounge

11'10 x 13'10 (3.61m x 4.22m)

Cosy lounge featuring beams adding plenty of character, exposed brick work with electric fire and surround, radiator to wall, UPVC double glazed window and open plan to dining area. Stairs to first floor.

### Dining Area

7'04 x 13'10 (2.24m x 4.22m)

Ample dining space with radiator to wall and internal door to ground floor bathroom. Open plan living to kitchen.

### Kitchen

10'02 x 8'06 (3.10m x 2.59m)

A modern fitted kitchen with a range of wall and base units integral oven, hob under exposed brickwork, space for fridge freezer and plumbing for washing machine. Sink and drainer, two good sized storage cupboards and UPVC double glazed window and wooden door to garden.



### Ground Floor Bathroom

10'10 x 6'00 (3.30m x 1.83m)

Large shower cubicle with thermostatic control, white toilet and vanity sink. UPVC double glazed window and radiator to wall.

### Landing

Two good sized storage cupboards and internal doors to bedrooms and bathroom.

### Bedroom One

12'02 x 11'04 (3.71m x 3.45m)

Large double bedroom featuring beams, exposed brickwork and radiator to wall. UPVC double glazed window overlooking fields and storage cupboard.





## Bedroom Two

14'09 x 8'02 (4.50m x 2.49m)

Double bedroom with UPVC double glazed window overlooking fields and radiator to wall.

## Bathroom

7'00 x 6'06 (2.13m x 1.98m)

Family bathroom suite offering bath, white toilet and vanity sink, Velux window and loft hatch.

## Garden

Private rear garden with decking, pergola and artificial grass. Further benefits include unoverlooked views, wooden shed and a variety of well established plants and shrubs.

## Local Area

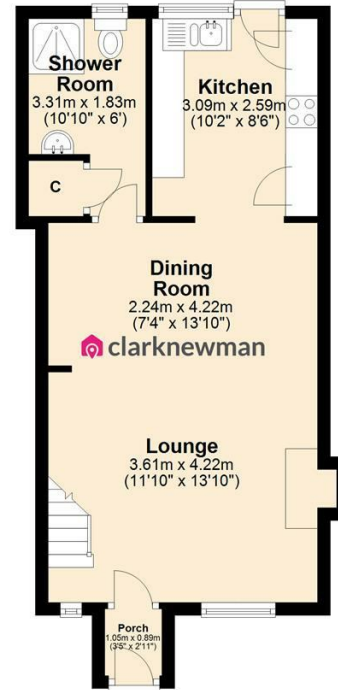
Foster Street is located on the outskirts of Harlow, between Harlow Common and Church Gate Street benefiting from good access to both junctions 7 and 7a of the M11. This property benefits from unoverlooked views to the front and rear.





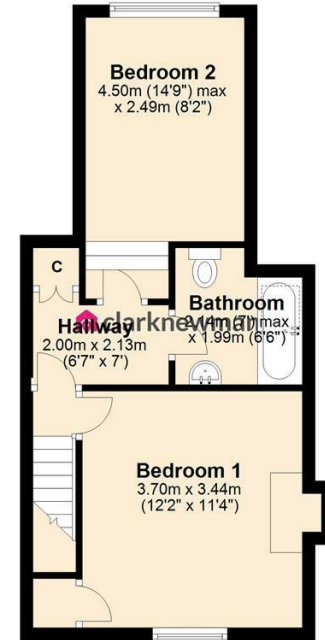
### Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



### First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to be intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Equity House  
 4-6 Market Street  
 Harlow  
 Essex  
 CM17 0AH  
 01279 400444  
 hello@clarknewman.co.uk