



Parsonage Leys | Harlow | CM20 3PH

Asking Price £310,000



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A WELL PRESENTED TWO/THREE BEDROOM MID TERRACE HOUSE. The ground floor comprises of an open plan lounge diner with modern fitted kitchen and ground floor bedroom/study. Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden is West facing, extending to approximately 23m. To the front, the property is unoverlooked and has views over Long Ley playing field. Viewings advised.

- Two/Three Bedrooms
- Off Street Location
- Council Tax Band: C
- Mid Terraced
- Close to Town Centre
- EPC Rating: D

#### Front

Block paved front with shrubs. Views over Long Ley playing field.

#### Entrance Hall

Built-in storage cupboard and under stairs storage. Stairs to first floor. Internal doors to living room and ground floor bedroom. Composite door to front. Radiator to wall.





### Lounge

13'06" x 13'00" (4.11m x 3.96m)

UPVC double glazed window to rear, radiator to wall. Internal door to entrance hall. Open plan to dining area.

### Dining Area

7'00" x 6'08" (2.13m x 2.03m)

UPVC double glazed door to garden. Built-in cupboard. Radiator to wall. Open plan to lounge and kitchen.

### Kitchen

12'00" x 6'04" (3.66m x 1.93m)

UPVC window to front. Modern fitted kitchen with a range of wall and base units. Gas hob and integral electric oven with cooker hood above. 1.5 stainless steel sink and drainer. Plumbing for dishwasher and alcove for washing machine and tumble dryer. Open plan to dining area.

### Ground Floor Bedroom/Study

7'08" x 6'08" extending to 10'09" (2.34m x 2.03m extending to 3.28m)

UPVC window to front, radiator to wall. Internal door to entrance hall.

### Landing

Internal doors to both bedrooms, family bathroom and storage cupboard housing gas combination boiler. UPVC window to front. Loft hatch.

### Bedroom One

10'06" x 13'02" (3.20m x 4.01m)

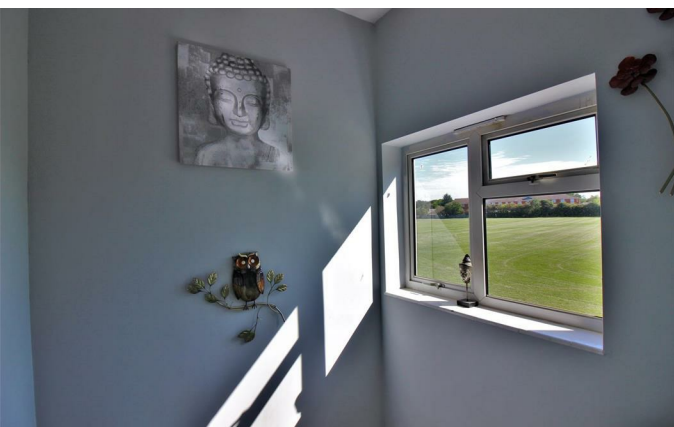
UPVC window to rear aspect, radiator to wall. Built-in fitted wardrobes over bed. Internal door to landing.

### Bedroom Two

13'02" x 9'05" (4.01m x 2.87m)

UPVC window to rear aspect, radiator to wall. Internal door to landing.





### Bathroom

5'10" x 5'10" (1.78m x 1.78m)

UPVC window to front. White three piece suite with electric shower over bath. Built-in medicine cabinet over WC. Chrome towel rail to wall. Folding door to landing.

### Garden

75'5" max approx. (23m max approx.)

West facing rear garden mostly laid to lawn with timber decking close to house and patio at rear.

### Local Area

Parsonage Leys is close to local amenities being under a mile from the Town Centre and under 1.5 miles from Harlow Town Train Station. There are multiple primary schools close-by (Freshwaters & The Downs) and secondary schools (Burnt Mill & St. Marks).

### Directions

If using a Sat-Nav then use postcode: CM20 3NH. The house is then down a path alongside Long Ley playing field across the road from 5 Long Ley, CM20 3NH.





### Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.7 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 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                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 65  | 81        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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