



Hart Road | Old Harlow | CM17 0HL

Offers Over £500,000

 clarknewman

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A UNIQUE FOUR/FIVE BEDROOM END TERRACE HOUSE with large driveway and ground floor extension. The ground floor comprises of a spacious entrance hall, two good sized reception rooms to the front, a modern fitted kitchen with a range of wall and base units with open plan living to dining area, a further reception room (which could be used as a bedroom) with direct access to shower room and a utility space. The first floor offers three generously sized double bedrooms with the master featuring built in wardrobes and en-suite shower, a single bedroom and family bathroom suite. Via the single bedroom, there is the added benefit of a staircase taking you directly to the large which could easily be turned into a large double bedroom (STPP). The private rear garden has a variety of well established plants and shrubs with large shed to rear. This property is being sold with no onward chain and viewings are highly recommended.

- Four/Five Bedrooms
- End Terrace House
- Ground Floor Extension
- Sought After Location
- Council Tax Band: D
- EPC Rating: TBC

#### Front

Large driveway for three/four cars.

#### Entrance Hall

Front door, spacious entrance hall with internal doors to two reception rooms and kitchen/diner. Storage cupboard, radiator to wall and stairs to first floor.

#### Reception Room

12'05 x 13'09 (3.78m x 4.19m)

Large reception room with UPVC double glazed window to front, radiator to wall and feature fireplace to wall.





### Reception Room Two

12'02 x 8'05 (3.71m x 2.57m)

Large reception room with UPVC double glazed window to front, radiator to wall and feature fireplace to wall.

### Kitchen/Diner

18'07 x 13'09 (5.66m x 4.19m)

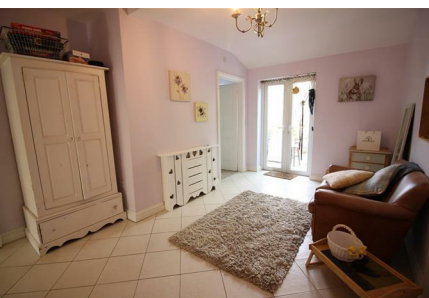
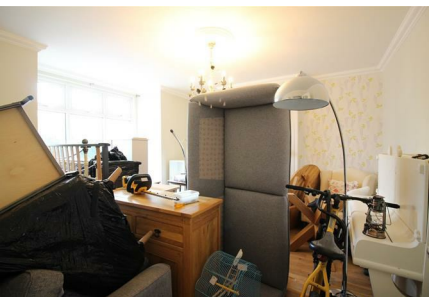
Modern fitted kitchen with a range of wall and base units featuring space for range cooker and fridge freezer, plumbing for dishwasher and sink. Open plan living to dining room with radiator to wall, storage cupboard and feature fireplace.

UPVC double glazed window and door to Garden.

### Reception Room Three

16'04 x 11'05 (4.98m x 3.48m)

Large reception room which could be used as a fifth bedroom with UPVC windows and French doors to Garden, radiator to wall and large storage cupboard with plumbing for washing machine and boiler to wall. Internal door to ground floor wet room.



### Wet Room

7'11 x 6'09 (2.41m x 2.06m)

Wet Room with mosaic tiles featuring shower with thermostatic control, white toilet and vanity sink. UPVC double glazed window to wall.

### Landing

Large landing with internal doors to bedrooms and family bathroom.

### Bedroom One

13'11 x 15'04 (4.24m x 4.67m)

Large double bedroom with fitted wardrobes, UPVC double glazed window and radiator to wall. Internal door to shower room.



### Shower Room

Large shower cubicle and UPVC double glazed window.

### Bedroom Two

10'07 x 12'06 (3.23m x 3.81m)

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

### Bedroom Three

8'08 x 8'10 (2.64m x 2.69m)

Double bedroom with fitted wardrobes, UPVC double glazed window and radiator to wall.

### Bedroom Four

9'01 x 10'01 (2.77m x 3.07m)

Generously sized single bedroom with UPVC double glazed window and radiator to wall. Internal door providing access to large loft.

### Bathroom

5'06 x 8'02 (1.68m x 2.49m)

Family bathroom suite with bath, white toilet and sink. Chrome heated towel rail and UPVC double glazed window.

### Loft

12'00 x 28'09 (3.66m x 8.76m)

Large loft space currently providing ample storage but has plenty of potential (STPP).

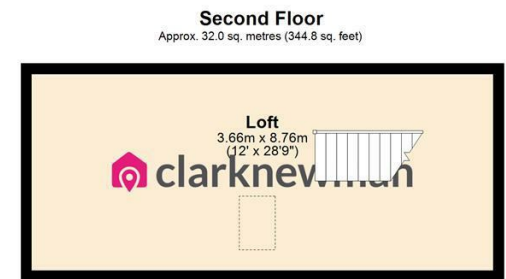
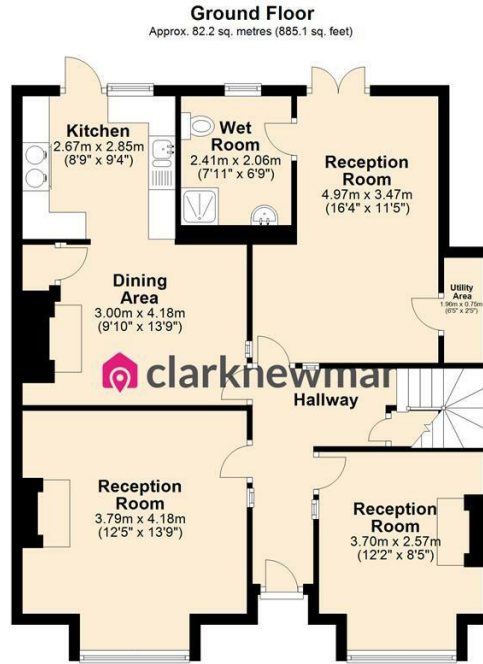
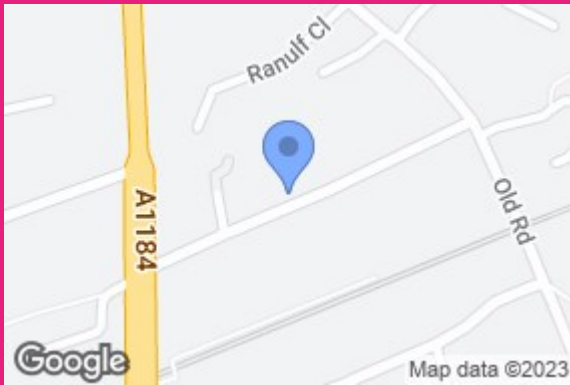
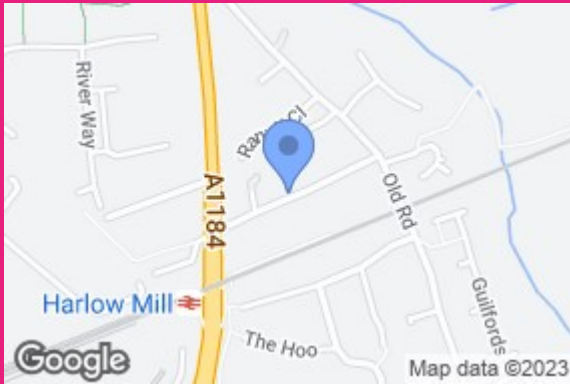
### Garden

The private rear garden offers so much potential. Currently featuring patio, well established plants and shrubs, large shed to rear and access to front.

### Local Area

Hart Road is located in one of the most sought after areas in Old Harlow and is situated close to Harlow Mill Train Station (providing direct access into London), M11 Junction 7A and within walking distance to local amenities and schooling.





Total area: approx. 175.0 sq. metres (1883.4 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			
(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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