



Freshwaters | Harlow | CM20 3QB

Offers Over £325,000

 clarknewman

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A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE located in a highly sought after, cul-de-sac turning and benefitting from allocated parking to the rear. The ground floor comprises of a spacious entrance hall, bright and airy lounge with open plan access to the dining area and fitted kitchen offering a range of wall and base units. The first floor offers two generously sized double bedrooms, a single bedroom, a family bathroom suite and separate toilet. The neat and tidy rear garden offers the perfect balance between patio and lawn with rear gate offering direct access to the allocated parking space. Viewings highly recommended.

- Three Bedrooms
- Allocated Parking To Rear
- Council Tax Band: C
- Mid Terrace House
- Ideal Location
- EPC Rating: TBC

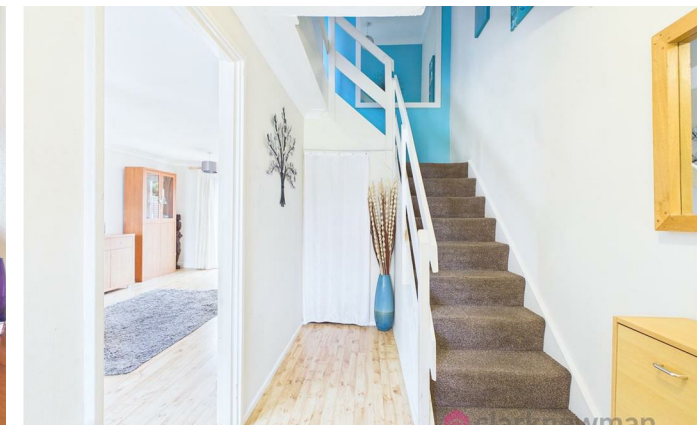
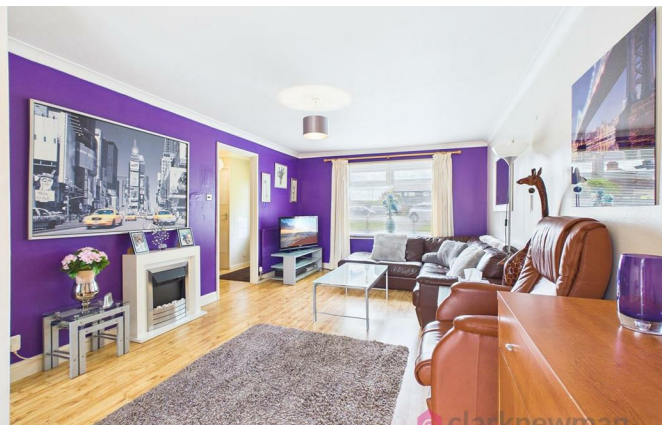
#### Front

Communal parking. Well maintained communal green to front.

#### Entrance Hall

5'11 x 13'00 (1.80m x 3.96m)

Brand new UPVC double glazed front door, spacious entrance hall with radiator to wall. Two very useful storage cupboards and stairs leading to first floor. Access into lounge/diner.





### Lounge/Diner

11'05 x 23'06 (3.48m x 7.16m)

Bright and airy lounge/diner with UPVC double glazed window to front, feature fireplace to wall, radiator to wall and open plan living through to dining area. The dining area offers a very nice entertaining space with a further radiator to wall as well as UPVC double glazed doors leading to the private garden. Opening to modern fitted kitchen.

### Kitchen

9'01 x 7'06 (2.77m x 2.29m)

Fitted kitchen offering a range of wall and base units including space for freestanding oven and hob, fridge freezer and plumbing for both washing machine and tumble dryer. UPVC double glazed window to rear and boiler to wall.

### Landing

3'00 x 10'10 (0.91m x 3.30m)

Large landing with useful storage cupboard. Internal doors to bedrooms, bathroom and WC.



### Bedroom

9'02 x 11'05 (2.79m x 3.48m)

Large double bedroom with ample space for further furniture, useful fitted cupboard, UPVC double glazed window to rear and radiator to wall.



### Bedroom

9'01 x 8'06 (2.77m x 2.59m)

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



### Bedroom

8'00 x 7'07 (2.44m x 2.31m)

Generously sized single bedroom with UPVC double glazed window to front and radiator to wall.



### Bathroom

5'00 x 7'06 (1.52m x 2.29m)

Fully tiled family bathroom suite offering shower over bath, white vanity sink and UPVC double glazed window to rear. Radiator to wall and storage cupboard.



## WC

2'09 x 4'04 (0.84m x 1.32m)

White toilet and UPVC double glazed window to rear.

## Garden

A very attractive rear garden offering ample entertaining space with patio to front and rear, lawn and rear access to allocated parking.

## Parking

One allocated parking space to rear.

## Local Area

Freshwaters is a cul-de-sac situated off School Lane within Harlow. Harlow Town Train Station is approximately one mile away with links to Stansted Airport, Cambridge and London Liverpool Street. Harlow Town Centre is less than a mile away with a variety of shops, restaurants and bars. Lavender Close is adjacent to Freshwaters Primary Academy and close to The Downs Primary School and Nursery, Burnt Mill Academy is only 0.5 miles away.

## 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.





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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