



Whitewaits | Harlow | CM20 3LL

Asking Price £350,000



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AN EXTENDED FOUR BEDROOM MID TERRACE HOUSE overlooking a green. The ground floor of the property comprises of a spacious entrance hall with doors leading to the living room and kitchen. The kitchen is well proportioned with separate utility area and laundry room. Beyond the laundry room is a ground floor wet room. Upstairs benefits from two double bedrooms, two well-sized single bedrooms and a family bathroom suite. The rear garden is South-West facing with rear access. Online virtual tour available.

- Four Bedrooms
- Spacious Living
- Council Tax Band: D
- Mid-Terraced House
- Ground Floor Wet Room
- EPC Rating: C

#### Front

To the front of the property is a well kept green with established trees and a new communal car park.

#### Entrance Hall

6'4" x 12'3" (1.93m x 3.73m)

Composite door and UPVC double glazed window to pathway. Radiator to wall. Internal doors to living room and kitchen. Stairs to first floor.



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### Living Room

19'1" x 10'0" (5.82m x 3.05m)

UPVC double glazed bay window to front, double glazed patio doors to garden. Radiator to wall. Internal door to entrance hall.

### Kitchen

12'4" x 12'0" (3.76m x 3.66m)

Fitted kitchen with a range of wall and base units, laminate worktops and 1.5 stainless steel sink and drainer. Space for large range cooker with cooker hood above, also space for microwave and fridge freezer. Internal door to entrance hall, opening to utility area.

### Utility

4'7" x 10'9" (1.40m x 3.28m)

UPVC double glazed window and door to garden, UPVC double glazed window to side. Space/plumbing for dishwasher and freezer with laminate worktop above. Opening to kitchen, internal door to laundry room.

### Laundry Room

2'2" x 6'11" (0.66m x 2.11m)

Space for washing machine and tumble dryer. Doorway to utility and internal door to wet room.

### Wet Room

8'5" x 6'10" (2.57m x 2.08m)

Two sealed unit double glazed windows to garden. Fully tiled walls with wet room flooring, white WC and sink to wall. Electric shower to wall with shower curtain track. Radiator and extractor fan to wall. Internal door to laundry room.

### Landing

5'8" x 6'9" (1.73m x 2.06m)

Spacious landing with internal doors to bedrooms and bathroom. Loft hatch above (combination boiler located in loft).

### Bedroom One

12'5" x 8'11" (3.78m x 2.72m)

UPVC double glazed window to rear aspect, radiator to wall. Fitted bedroom furniture. Internal door to landing.

### Bedroom Two

9'5" x 10'6" (2.87m x 3.20m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in double wardrobe with sliding doors. Internal door to landing.



### Bedroom Three

9'8" x 11'00 (2.95m x 3.35m)

Double glazed window to front aspect, radiator to wall. Built-in and fitted wardrobes. Internal door to landing.

### Bedroom Four

6'7" x 10'1 (2.01m x 3.07m)

Double glazed window to front aspect, radiator to wall. Fitted wardrobes and dressing table. Internal door to landing.

### Family Bathroom

5'10" x 6'7" (1.78m x 2.01m)

UPVC double glazed window to rear aspect. Radiator to wall. Tiled bathroom suite comprising of WC, pedestal sink and bath with shower attachment. Built-in storage cupboard. Internal door to landing.

### Garden

South-West facing rear garden with a combination of patio and gravel. Rear access via timber gate.

### Local Area

Whitewaits is conveniently located approximately 1 mile from Harlow Town Centre, 1.2 miles to Harlow Town Train Station and only 0.4 miles to The Stow shopping centre benefiting from local convenience stores, chemists, dentists and doctors surgery. There is also a good choice of schooling close-by.

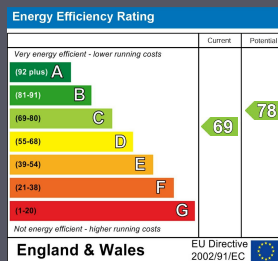
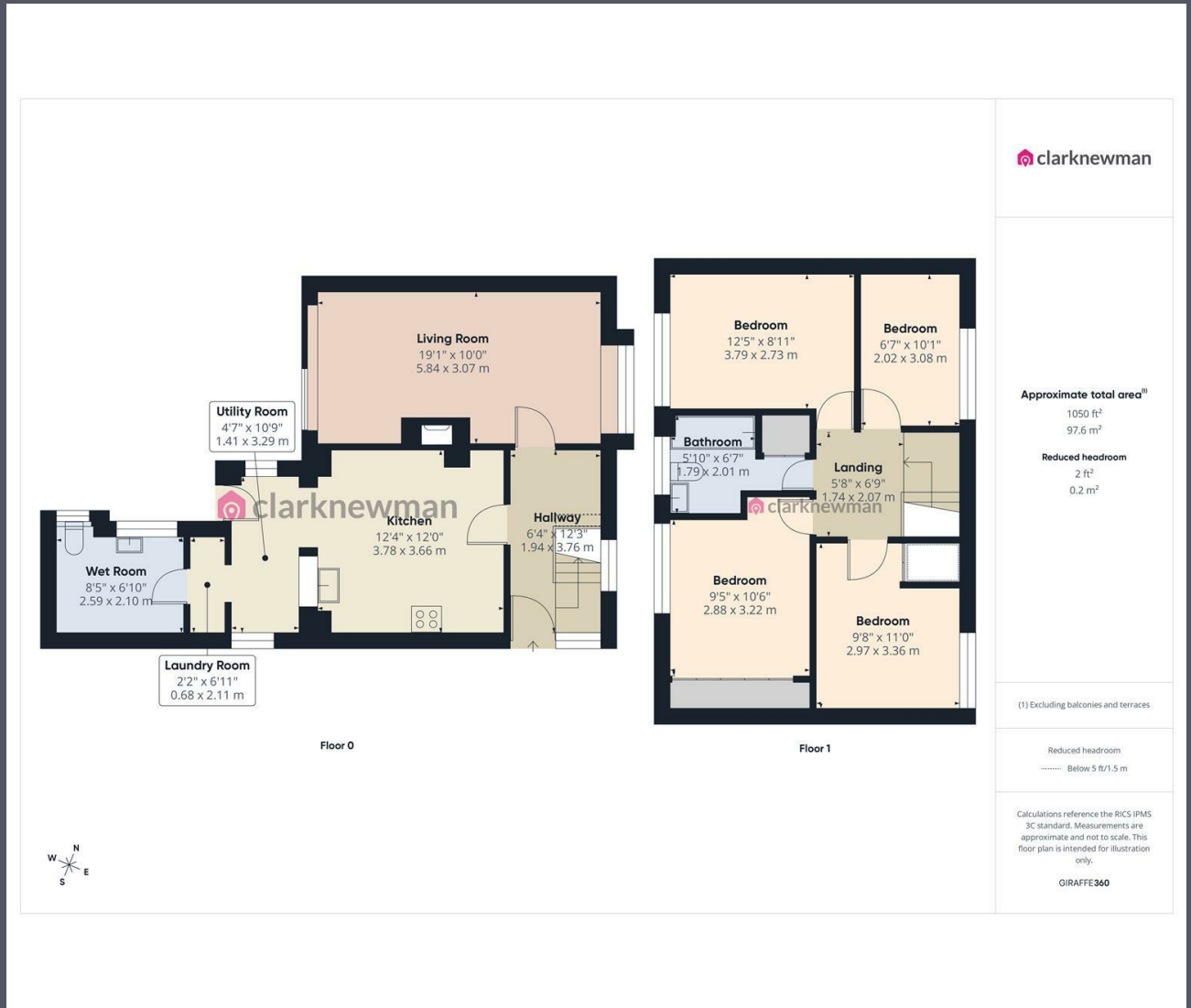
### Agents Notes

The property is available with no-onward chain however we are currently awaiting for probate to be granted in the next coming weeks. The tenure of the property is flying freehold. A flying freehold is a legal term for a freehold property that overhangs or underlies another person's property, not directly touching the ground (in this case, a pathway owned by Harlow Council).

### 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.





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