



Market Street | Old Harlow | CM17 0AQ

£1,550 Per Calendar Month

 clarknewman

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A LARGE WELL PRESENTED TWO DOUBLE BEDROOM COTTAGE HOME situated within the heart of Old Harlow. The property comprises of a spacious entrance hall, an impressive lounge with open plan living to the fitted kitchen offering a range of wall and base units as well as ample dining space. Further features include a large fully tiled bathroom suite and a small courtyard to rear allowing both general and bin storage. This property is available unfurnished NOW. This is a non-smoking property and the landlord does not allow pets.

- Two Double Bedrooms
- Cottage Style Home
- Well Presented Throughout
- Available Now
- Council Tax Band: C
- EPC Rating: TBC

#### Front

Ample street parking, permit not required.

#### Entrance Hall

15'07 x 2'07 (4.75m x 0.79m)

Large entrance hall with internal doors leading to lounge, kitchen, and double bedroom to front. Internal doors to the second double bedroom and family bathroom suite towards the end of the entrance hall.

Radiator to wall.







### Lounge/Diner

14'04 x 14'05 (4.37m x 4.39m)

A large lounge/diner with ample living space offering double glazed window to front, exposed brick work creating a lovely feature and radiator to wall. Open plan living to kitchen area.

### Kitchen

10'02 x 13'02 (3.10m x 4.01m)

Modern fitted kitchen with a range of wall and base units offering space for freestanding oven and fridge. Plumbing for washing machine and sink/drain. Double glazed window to rear, radiator to wall and external door leading to courtyard storage area.

### Bedroom One

11'02 x 14'11 (3.40m x 4.55m)

Impressive double bedroom to front with ample space for furniture offering double glazed window to front and radiator to wall.

### Bedroom Two

Large double bedroom to front with ample space for furniture offering double glazed window to rear and sky light above with radiator to wall.

### Bathroom

5'07 x 7'10 (1.70m x 2.39m)

Luxury fitted fully tiled shower room benefitting from large walk-in shower with thermostatic control, white toilet and sink. Chrome heated towel rail to wall and extractor fan.

### Courtyard Garden

Small courtyard area allowing space for general storage and bin storage. External gate leading to public walkway.

### Local Area

Located in the heart of Old Harlow and is only a short walk away from Old Harlow High Street which boasts all amenities and schooling, as well as being only 0.5 miles away from Harlow Mill Train Station (with direct trains into London & Cambridge) and a short drive from M11 junction 7A. There is also a new David Lloyd leisure centre less than 1 mile away.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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