



Felmongers | Harlow | CM20 3DH

Offers In Excess Of £375,000

 clarknewman

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A LARGE THREE BEDROOM SEMI-DETACHED HOUSE offering both driveway and garage as well as an abundance of potential. The ground floor comprises of a spacious entrance hall, bright and airy lounge to front, separate dining room overlooking the rear garden and fitted kitchen housing new boiler. Further features include large store room/side lobby offering potential with access to lean to. The first floor benefits from two good sized double bedroom both featuring fitted wardrobes, a single bedroom and newly fitted bathroom suite. The rear garden offers an abundance of potential and privacy with allotments to rear. This property is being sold with no onward chain and viewings are highly advised.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: D
- Semi-Detached House
- A Ton Of Potential
- EPC Rating: D

#### Front

Private driveway to front with space to create further parking. Single garage with up and over door.

#### Entrance Hall

5'4" x 7'11" (1.63m x 2.41m)

Spacious entrance hall with radiator to wall and stairs to first floor. Internal doors providing access into kitchen and lounge.

#### Lounge

11'4" x 13'4" (3.45m x 4.06m)

Bright and airy lounge with large UPVC double glazed window to front, radiator to wall and gas fireplace. Internal door leading to dining room.





#### Dining Room

11'5" x 9'9" (3.48m x 2.97m)

A lovely dining area with outlook onto the rear Garden offering double glazed patio doors to garden, radiator to wall and internal door to lounge and kitchen.

#### Kitchen

8'1" x 13'7" (2.46m x 4.14m)

Fitted kitchen with a range of wall and base units and useful storage cupboard. Brand new Ideal Boiler to wall. UPVC double glazed window to rear and internal door to store room.

#### Side Lobby

6'6" x 11'9" (1.98m x 3.58m)

Side lobby providing access to front of property, garage, WC, store room, kitchen and lean-to/garden.

#### Utility Room

4'11" x 4'4" (1.50m x 1.32m)

Sink to wall. Plumbing for utility appliances. Door to side lobby.

#### WC

4'11" x 2'6" (1.50m x 0.76m)

WC and sink to wall. Door to side lobby.

#### Lean-To

10'2" x 6'3" (3.10m x 1.91m)

Lean-to allowing direct access to garden.

#### Landing

8'2" x 9'4" (2.49m x 2.84m)

Large landing area with UPVC double glazed window to side allowing for plenty of natural light. Internal doors to bedrooms and family bathroom suite, storage cupboard and loft hatch above.

#### Bedroom One

11'4" x 12'2" (3.45m x 3.71m)

Large double bedroom benefitting from a range of fitted wardrobes, UPVC double glazed window to front and radiator to wall.

#### Bedroom Two

11'5" x 9'11" (3.48m x 3.02m)

Double bedroom with a range of fitted wardrobes, UPVC double glazed window to rear and radiator to wall.





### Bedroom Three

8'0" x 8'3" (2.44m x 2.51m)

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

### Bathroom

8'2" x 5'6" (2.49m x 1.68m)

Newly fitted shower room featuring paneled walls with tile effect, white toilet and sink. Window to rear and radiator to wall.

### Garage

8'9" x 16'1" (2.67m x 4.90m)

Single garage with up and over door to front. Lighting and electric distribution board. Rear access into side lobby.

### Garden

Large rear garden offering an abundance of both privacy (with allotments to rear) and potential. Patio and lawn. Large wooden shed. Please note that the land past the chain-link fence is a council allotment and does not form part of the estate.

### Local Area

Felmongers is always a popular location within the town due to its close proximity to The Stow Shopping Centre which offers a variety of amenities. Further benefits include being within walking distance to both primary and secondary schools and Harlow Mill Train Station (providing access to London, Cambridge and Stansted Airport) being located just over two miles away.

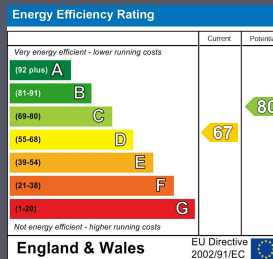
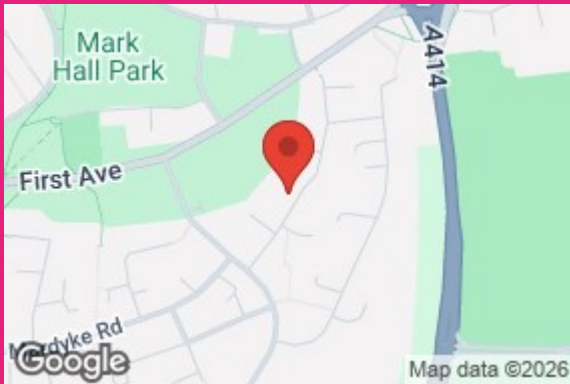
### More Info

Please note this is a probate sale and probate has been granted.

### 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.





Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk  
www.clarknewman.co.uk