



Rectory Wood | Harlow | CM20 1RF

Asking Price £350,000



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AN EXTENDED THREE BEDROOM MID-TERRACE HOUSE with double driveway. The ground floor comprises of an entrance porch, large lounge with archway to dining room, spacious kitchen and modern shower room with WC. Upstairs benefits from two double bedrooms, a single bedroom and a newly fitted family bathroom suite. Other features include gas heating via radiators and UPVC double glazed windows throughout. Rectory Wood is ideally situated being only a short walk to Train Station, Hospital and Town Centre. This property is being sold with no onward chain.

- Three Bedrooms
- Double Driveway
- Council Tax Band: C
- Mid Terraced House
- Ideal Location
- EPC Rating: D

Front

Block paved driveway with space for two cars. Flowerbeds with established trees and plants. Timber glazed entrance porch with two external doors to entrance hall.





#### Entrance Hall

Stairs to first floor. Radiator to wall. Internal doors to kitchen, lounge and shower room. External door to porch.

#### Lounge

19'10" x 9'2" (6.05 x 2.79)

UPVC double glazed bay window to front, glazed door to entrance hall. Archway to dining room. Built-in shelving and storage. Radiator to wall.

#### Dining Room

9'1" x 7'3" (2.77 x 2.21)

UPVC double glazed patio doors to garden, archway to lounge, glazed internal door to kitchen. Radiator to wall.

#### Kitchen

15'11" x 9'3" max (4.85 x 2.82 max)

UPVC double glazed window and door to garden. A range of wooden wall and base units with laminate worktops and stainless steel sink and drainer. Space for freestanding cooker and refrigerator. Radiator to wall. Built in larder cupboard. Internal glazed doors to dining room and entrance hall.

#### Shower Room

4'10" x 4'10" (1.47 x 1.47)

UPVC double glazed window to front. Fully tiled suite consisting of shower cubicle, white WC and sink to wall. Radiator to wall. Sliding door to entrance hall.

#### Landing

Internal doors to bedrooms and family bathroom. Loft hatch with metal sliding loft ladder attached to the access door to the insulated loft.





### Bedroom One

12'9" x 10'9" (3.89 x 3.28)

UPVC double glazed window to rear, radiator to wall. A range of fitted wardrobes. Internal door to landing.

### Bedroom Two

12'9" x 8'9" (3.89 x 2.67)

UPVC double glazed window to front, radiator to wall. Fitted wardrobes. Internal door to landing.

### Bedroom Three

9'5" x 8'1" (2.87 x 2.46)

UPVC double glazed window to rear, radiator to wall. Fitted cupboard housing gas boiler. Internal door to landing.

### Bathroom

9'4" x 4'9" (2.84 x 1.45)

UPVC double glazed window to front. Tiled bathroom suite consisting of white three piece bath, WC and vanity sink. Shower attachment to bath taps with folding screen. Radiator to wall. Internal door to landing.

### Garden

South facing rear garden benefiting from patio and stairs leading to lawn with a variety of established plants and shrubs. Fishpond and large brick shed with lighting and power. Side access via alleyway between houses.

### Location

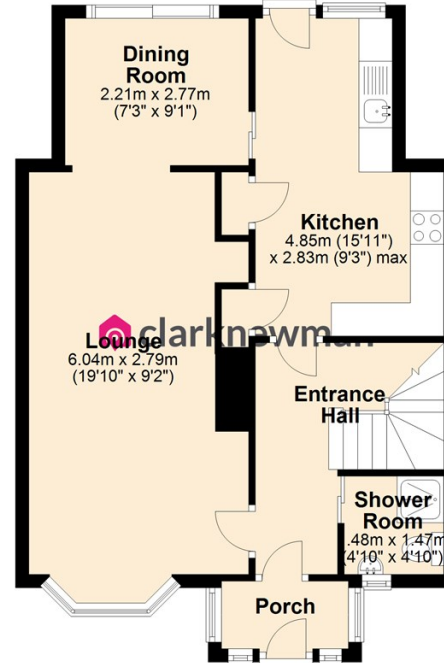
Rectory Wood is ideally situated being only a short walk to Harlow Town Train Station (0.7 miles), Princess Alexandra Hospital (0.3 miles) and Town Centre (0.5 miles). There is also a good choice of schooling surrounding Rectory Wood.





### Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 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 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
	82
	60
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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