



Latton Green | Harlow | CM18 7ES

Offers In Excess Of £470,000



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A LARGE THREE BEDROOM SEMI DETACHED HOUSE boasting large driveway and garage. The ground floor comprises of a spacious entrance hall, large lounge/diner, modern fitted kitchen with integral appliances and store room. The first floor offers two good sized double bedrooms, a single bedroom and a luxury fitted family bathroom suite. The private rear garden offers the perfect balance between lawn and patio benefitting from ample entertaining space. Other features include gas heating via radiators and UPVC double glazed windows throughout. Viewings highly recommended.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: C
- Semi-Detached House
- Large Rear Garden
- EPC Rating: D

#### Front

Large driveway for several cars. Single Garage.

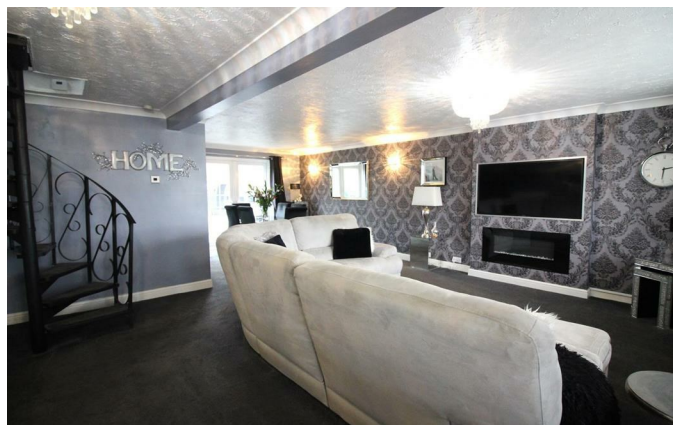
#### Porch

UPVC double glazed porch with internal door to lounge.

#### Lounge/Diner

24'1" x 18'8" (7.34 x 5.69)

Large lounge/diner with media wall boasting integral fireplace, UPVC double glazed bay window, spiral staircase and radiators to wall. Open plan living to dining area with internal doors to Kitchen and UPVC double glazed doors to Garden.





### Kitchen

18'8" x 8'4" (5.69 x 2.54)

A modern fitted kitchen with a range of wall and base units offering integral oven, hob with extractor fan above, plumbing for washing machine and dishwasher. UPVC double glazed window and doors to Garden. Internal door to store room and Garage.

### Store Room

17'4" x 3'3" (5.28 x 0.99)

Ample storage with UPVC double glazed door to front and door to Garage.

### Landing

Spacious landing with UPVC double glazed window and loft hatch. Internal doors to bedrooms and family bathroom.

### Bedroom One

12'6" x 11'6" (3.81 x 3.51)

Large double bedroom with built in wardrobes, UPVC double glazed window and radiator to wall.

### Bedroom Two

11'1" x 9'8" (3.38 x 2.95)

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

### Bedroom Three

6'7" x 7'10" (2.01 x 2.39)

Good sized single bedroom with built in wardrobes, UPVC double glazed window and radiator to wall.

### Bathroom

6'8" x 8'6" (2.03 x 2.59)

Luxury fitted family bathroom suite with white bath, large shower with thermostatic control, white toilet and sink. Extractor fan, chrome heated towel rail and UPVC double glazed window.





## Garden

The impressive rear garden features several seating areas and offers artificial turf, raised patio to rear and outside bar. Well established plants and shrubs benefitting from a irrigation system. Side access.

## Garage

17'0" x 7'4" (5.18 x 2.24)

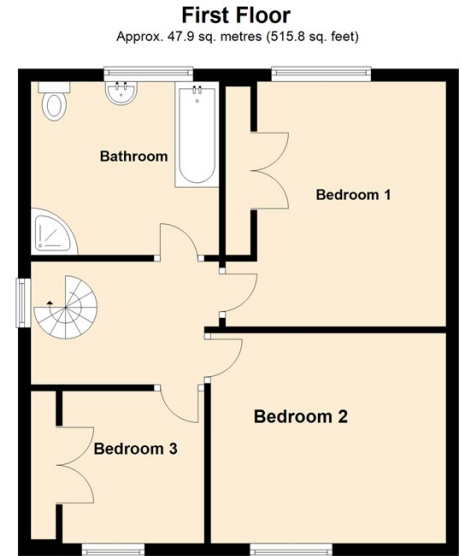
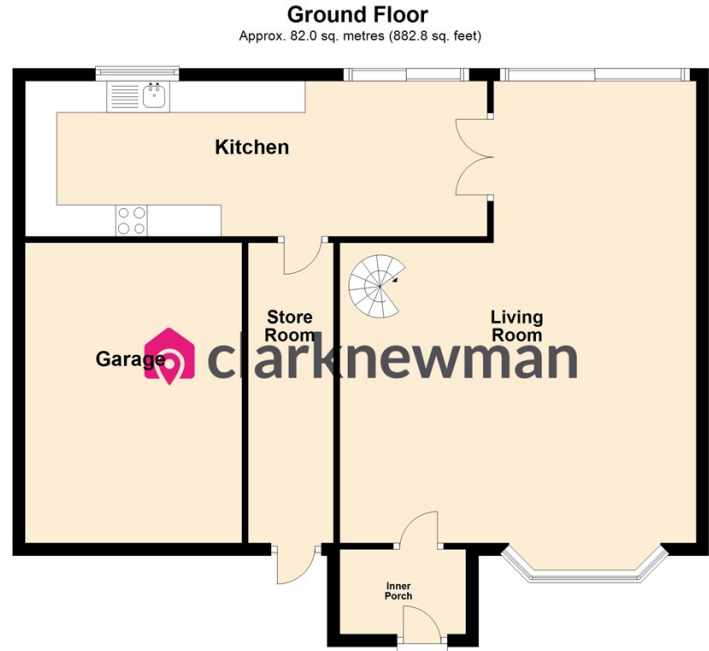
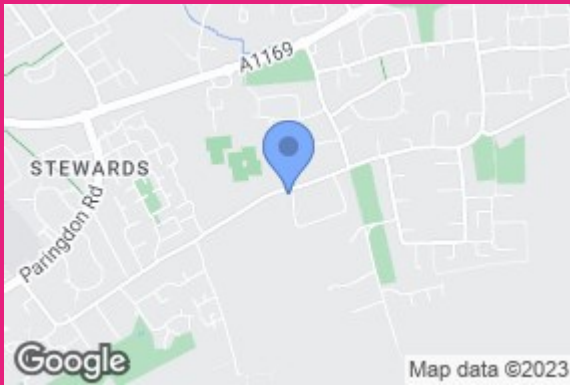
Single Garage with up and over door. Lighting and power. Plumbing for appliances.

## Local Area

Latton Green is a private area located on Commonsie Road and is situated close to local amenities and schooling.

This property previously had planning permission granted for a side extension over the Garage.





Total area: approx. 129.9 sq. metres (1398.6 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                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 73        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      |           |
| (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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