



Rectory Wood | Harlow | CM20 1RQ

Asking Price £495,000



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AN EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED HOME. This property has been well improved and maintained by the current vendors. The ground floor benefits from a spacious entrance hall with boot room and WC, a homely lounge with a full-width extension creating a huge kitchen diner with a range of wall and base units, breakfast bar and dining area. Upstairs has also been extended creating a master bedroom with an abundance of fitted wardrobes and an en-suite bathroom. There is also a further two double bedrooms and a family shower room. The garden is low maintenance with raised beds and fixed seating areas. Within the garden is a self-contained garden room ideal for a home business with sink, drainage and power points. Viewings advised.

- Three Double Bedrooms
- Two-Storey Extension
- EPC Rating: C
- Semi-Detached
- Excellent Location
- Council Tax Band: D

### Front

Block paved front with a variety of shrubs. Timber gate leading to rear garden. Hardwood door to entrance hall.

### Entrance Hall

Hardwood door to street, solid oak wooden flooring and oak stairs leading to first floor. Double glazed window to front with fitted shutters. Useful boot room with seating area and storage for shoes and coats/jackets. Radiator to wall. Internal doors to lounge and kitchen. Storage under stairs.





## WC

4'10" x 4'08" (1.47m x 1.42m)

Double glazed window to side. Radiator to wall. White WC and vanity sink. Internal door to entrance hall.

## Lounge

19'05" x 13'02" (5.92m x 4.01m)

Double glazed window to front with fitted shutters. Solid oak wooden flooring and recessed spotlights in ceiling. Working fireplace with stone surround. Radiator to wall. Fitted shelving units. Glazed pocket doors leading to dining area. Internal door to entrance hall.

## Kitchen Diner

22'10" x 11'05" widening to 20'01" (6.96m x 3.48m widening to 6.12m)

Luxury fitted kitchen with a range of wall and base units, solid oak worktops and granite breakfast bar. Butler sink with chrome mixer tap, space for large freestanding cooker and American style fridge freezer. Integral washing machine and dishwasher. Valliant gas boiler in wall unit. Built-in pantry with solid oak shelves and an array of storage, built-in cupboard with further storage. Feature fireplace with fitted units either side. Radiator to wall. Tiled flooring with underfloor heating and recessed spotlights in ceiling. Internal door to entrance hall, glazed pocket doors leading into lounge, two sets of double glazed French doors and window to garden.

## Landing

Internal doors to bedrooms and family shower room. Loft hatch (boarded with lighting).

## Bedroom One

18'02" x 12'01" (5.54m x 3.68m)

Double glazed window to rear aspect with fitted shutters. Solid oak wooden flooring and recessed spotlights in ceiling. Radiator to wall. Full width fitted wardrobes and large storage cupboard. Internal doors to en-suite and landing.

## En-suite Bathroom

8' x 6'02" (2.44m x 1.88m)

Fully tiled suite with underfloor heating and recessed spotlights in ceiling. White WC, vanity sink and bath. Chrome heated towel rail to wall. Internal door to bedroom.



## Bedroom Two

10'11" x 10'05" (3.33m x 3.18m)

Double glazed window to rear aspect with fitted shutters. Solid oak wooden flooring and recessed spotlights in ceiling. Radiator to wall. Internal door to landing.

## Bedroom Three

13'2" x 8'06" (4.01m x 2.59m)

Double glazed window to front aspect with fitted shutters. Solid oak wooden flooring and recessed spotlights in ceiling. Radiator to wall. Full width sliding wardrobe. Internal door to landing.

## Shower Room

9'6" x 4'09" (2.90m x 1.45m)

Double glazed window to front aspect with fitted shutters. Fully tiled suite with large glass shower cubicle and thermostatic shower, white fitted WC and vanity sink. Chrome heated towel rail to wall. Internal door to landing.

## Garden

East-facing rear garden with block paved patio and ambient night-time lighting. Various raised beds and planters with trees, plants and shrubs. Steps up to the fixed seating area. External plug sockets/power points. Timber gate to front of property, metal sliding gate to rear of garden with timber sheds and storage area. UPVC double glazed garden room. Double glazed doors leading into kitchen diner. Exterior water points and butler sink.

## Garden Room

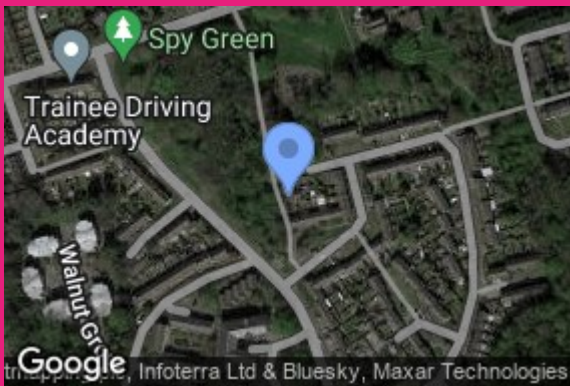
10'11" x 8'7" (3.33m x 2.62m)

UPVC double glazed garden room ideal for a home business with sink, drainage and power sockets.

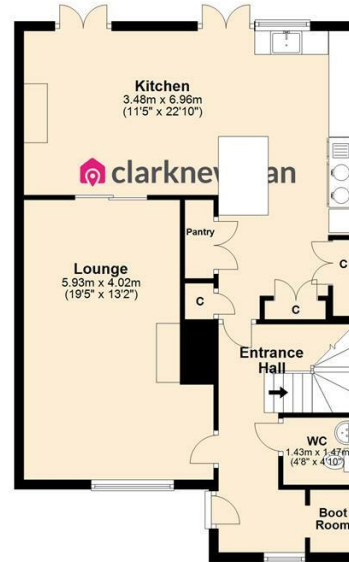
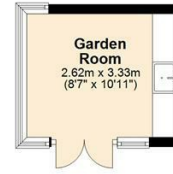
## Location

Rectory Wood is ideally situated being on the doorstep of Princess Alexandra Hospital (0.2 miles), only a short walk to Harlow Town Train Station (0.7 miles), and Town Centre (0.5 miles). There is also a good choice of schooling surrounding Rectory Wood.





**Ground Floor**  
Approx. 78.8 sq. metres (848.2 sq. feet)



**First Floor**  
Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 133.3 sq. metres (1435.0 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		
(81-91)	B		
(69-80)	C	70	81
(55-68)	D		
(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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