



Rectory Wood | Harlow | CM20 1RQ

Offers In Excess Of £425,000

 clarknewman

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AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE tucked away in a central location. The ground floor comprises of an entrance porch, through to the hallway with WC. To the front there is a spacious living room with double doors through to the large open plan kitchen and dining room. The first floor benefits from two double bedrooms, a generously sized third bedroom and a family bathroom suite. The rear garden is laid to lawn with patio and brick built shed. Viewings advised.

- Three Bedrooms
- Semi-Detached House
- Ground Floor Extension
- Central Location
- Council Tax Band: D
- EPC Rating: C

Front

Block paved front with flower beds facing cycle track. UPVC double glazed door to porch.

Entrance Porch

3'5" x 6'3" (1.04m x 1.91m)

UPVC double glazed window and door to front. Built-in wardrobe/storage cupboard. Glazed internal door to hallway.





Hallway

11'4" x 4'0" (3.45m x 1.22m)

Stairs to first floor. Radiator to wall. Storage under stairs. Internal door to WC, internal glazed doors to porch, living room and dining room.

WC

4'10" x 3'9" (1.47m x 1.14m)

Cupboard housing gas boiler to wall. White pedestal sink and WC. Window to porch. Internal door to hallway.

Living Room

19'10" x 10'8" (6.05m x 3.25m)

UPVC double glazed window to front, double doors into kitchen. Radiator to wall and electric fireplace. Glazed door to hallway.

Dining Room

7'8" x 10'4" (2.34m x 3.15m)

UPVC double glazed window to side aspect. Glazed door to hallway. Radiator to wall. Built-in storage and work surface. Open plan to kitchen.

Kitchen

11'4" x 20'1" (3.45m x 6.12m)

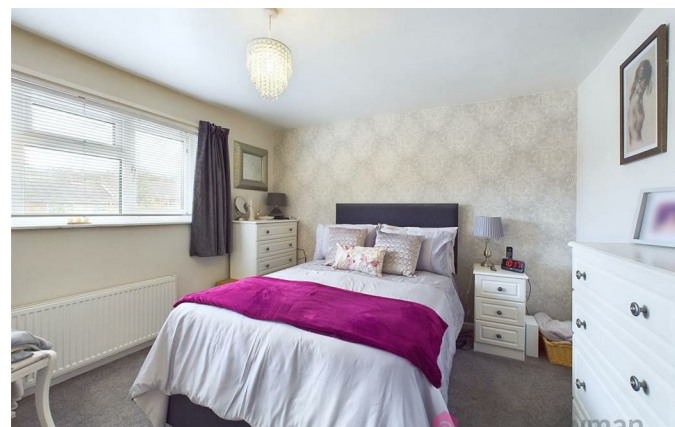
White gloss handleless kitchen units with a variety of wall and base units. Stone effect work surfaces with upstands and breakfast bar. Inset sink and stainless steel mixer tap. Integral double oven, washing machine, dishwasher and gas hob with stainless steel cooker hood above. UPVC double glazed window and door to garden. Modern vertical radiator to wall. Open plan to dining room. Double doors to living room.

Landing

6'11" x 3'4" (2.11m x 1.02m)

Stairs to ground floor. Loft hatch (part boarded). Internal doors to bedrooms and family bathroom.





Bedroom One

10'11" x 12'3" (3.33m x 3.73m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in fitted wardrobe with sliding doors and mirrored front. Internal door to landing.

Bedroom Two

8'6" x 12'3" (2.59m x 3.73m)

UPVC double glazed window to front aspect, radiator to wall. Black fitted wardrobes. Internal door to landing.

Bedroom Three

8'0" x 9'4" (2.44m x 2.84m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

Family Bathroom

4'10" x 8'10" (1.47m x 2.69m)

UPVC double glazed window to front. Fully tiled bathroom suite comprising of large corner bath with shower above, pedestal sink and WC. Radiator to wall. Internal door to landing.

Garden

Combination of patio and lawn with brick-built shed to rear and access to side via timber gate.

Agents Notes

There is a parcel of land adjacent to the property which the sellers have parked on for over 30 years but is not owned by the vendors and assumed to be owned by Harlow Council. The sellers will not be purchasing this land from the council, nor including it within the sale. To access the property, please go through the garages between numbers 138 & 65 Rectory Wood or by walking down the cycle track adjacent to 149 Rectory Wood.

Local Area

Rectory Wood is a very central location, only a short distance from Princess Alexandra Hospital (0.2 miles), Harlow Town Centre (0.4 miles) and Harlow Town Train Station (0.8 miles). There is also a good choice of local schooling within the area.





Floor 0

Floor 1

Approximate total area⁽¹⁾
1049.81 ft²
97.53 m²

Reduced headroom
7.64 ft²
0.07 m²

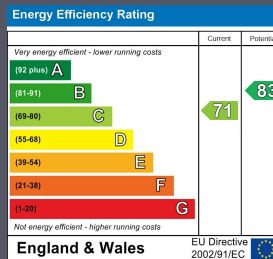
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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