



Greygoose Park | Harlow | CM19 4JH

Asking Price £450,000



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AN IMMACULATE THREE BEDROOM SEMI-DETACHED HOME which has been refurbished to a high standard throughout. The ground floor comprises of a spacious entrance hall with doors leading to a modern high-gloss kitchen with a range of built-in appliances and bright lounge open plan to the dining room. Upstairs benefits from two double bedrooms, a generous sized single bedroom, luxury bathroom suite and an additional guest toilet. The garden has been professionally landscaped with raised beds and artificial grass. The garage has been converted to an office and utility room with power, wired internet and hot water available. Other benefits include a driveway with space for two cars and solar panels with battery storage within the loft space. Greygoose Park is a sought-after private development on the South West of Harlow located off of Kingsmoor Road. The property is being sold with no onward chain.

- Three Bedrooms
- Refurbished Throughout
- Council Tax Band: D
- Solar Panels
- Garage Conversion
- Semi-Detached Home
- Sought-After Location
- EPC Rating: A
- Driveway

#### Front

Steps leading to front door with flowerbeds and plants. Concrete driveway to side of property (space for two cars). Composite front door to entrance hall, UPVC double glazed door to side leading to kitchen. Lighting next to front door and security light to side. Timber double gates leading to garden. Solar panels on both aspects of roof. Composite cladding recently replaced to front of property.





#### Entrance Hall

Composite front door with UPVC double glazed windows to side of door. Radiator to wall. Electrics distribution board, solar panel isolating switch and incoming supply under stairs. Internal doors to kitchen and lounge. Hardwired smoke alarm. Recessed spotlights in ceiling. Stairs to first floor. Nest heating controls to wall.

#### Lounge

13'6" x 11'4" (4.11 x 3.45)

UPVC double glazed bay window with white shutters. Two radiators on walls. Fitted media unit built around chimney stack (unfinished, electric fireplace below available for additional cost). Recessed spotlights in ceiling. Open plan to dining room. Internal door to entrance hall.

#### Dining Room

11'0" x 9'8" (3.35 x 2.95)

UPVC double glazed bi-folding doors stretching across rear. Recessed spotlights in ceiling. Radiator to wall. Open-plan to lounge.

#### Kitchen

11'0" x 8'2" (3.35 x 2.49)

Modern fitted white high-gloss kitchen with a range of integrated appliances including electric oven, combination microwave and grill, induction hob and dishwasher. Quartz worktops with stainless steel inset sink and chrome tap. Stainless steel cooker hood above hob. Space for large American style fridge freezer. LED multi-colour lighting with recessed spotlights in ceiling. UPVC double glazed window (with fitted venetian blind) to rear and door to side/driveway. Internal door to entrance hall.

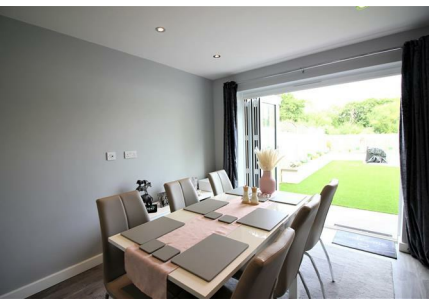
#### Landing

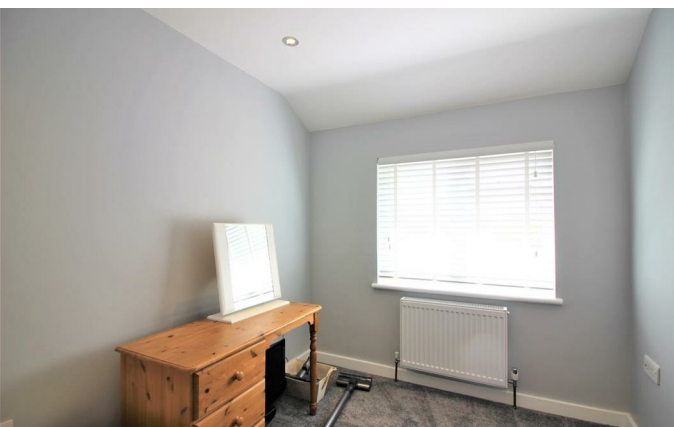
UPVC double glazed window to side with fitted venetian blind. Stairs to ground floor. Internal doors bedrooms, bathroom and guest toilet. Loft hatch with ladder, loft is boarded with battery for solar panel storage. Recessed spotlights in ceiling.

#### Bedroom One

13'11" x 9'11" (4.24 x 3.02)

UPVC double glazed window to front aspect with fitted venetian blind. Radiator to wall. A range of fitted wardrobes. Recessed spotlights in ceiling. Internal door to landing.





### Bedroom Two

11'0" x 10'7" (3.35 x 3.23)

UPVC double glazed window to rear aspect with fitted venetian blind. Radiator to wall. Built in airing cupboard. Recessed spotlights in ceiling. Internal door to landing.

### Bedroom Three

9'10" x 7'3" (3 x 2.21)

UPVC double glazed window to front aspect with fitted venetian blind. Radiator to wall. Recessed spotlights in ceiling. Internal door to landing.

### Bathroom

7'2" x 5'4" (2.18 x 1.63)

UPVC double glazed window to rear aspect. Tiled white three piece suite consisting of L-shaped bath with shower, vanity sink and WC. Radiator to wall. Recessed spotlights in ceiling. Internal door to landing.

### Guest Toilet

White UPVC double glazed window to side. Part tiled walls. White WC with small wash hand basin. Internal door to landing.

### Office & Utility

16'6" x 8'6" (5.03 x 2.59)

Formally the garage this building has been converted to a useful workspace with hard-wired internet, sink with hot water, plumbing for washing machine, electrics and lighting. Underfloor heating, UPVC double glazed window to rear, UPVC double glazed French doors and light panels to garden.

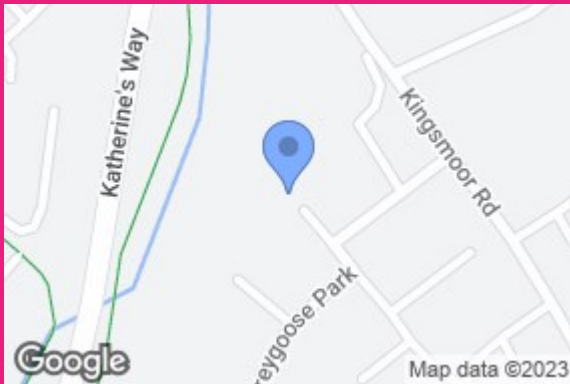
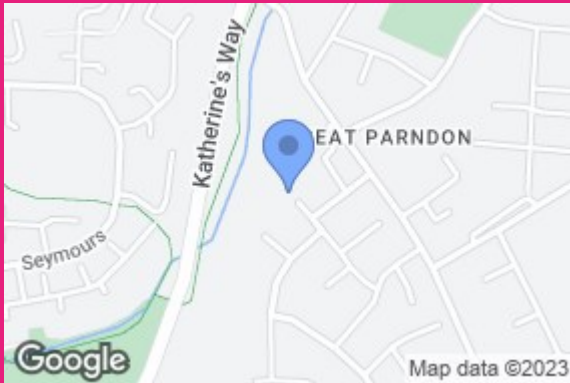
### Garden

Porcelain tiled patio with raised beds and artificial lawn. Timber decked area at rear of garden. Timber gates to front/driveway. UPVC double glazed French doors to office/utility. External power socket to side of garage.

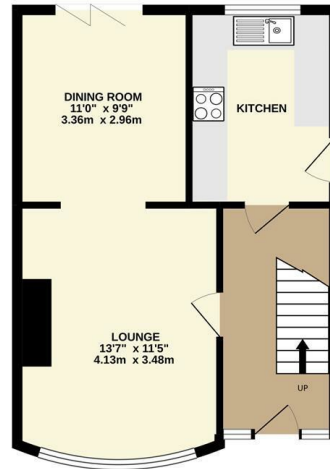
### Agents Notes

The vendors have fully refurbished the property throughout including all new electrics, plumbing, plastering, heating (including combination boiler), windows, doors, soffits, fascias, guttering, cladding, kitchen, bathroom, landscape gardening and garage conversion. Solar panels have also been fitted this year (2022) and are owned outright with no leases.

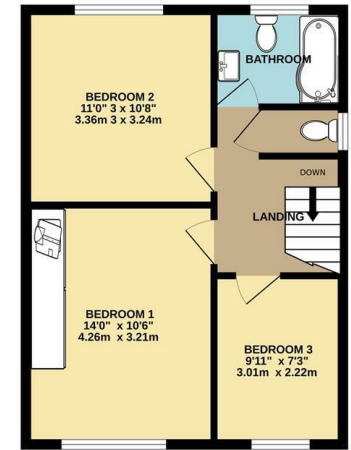




GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



clarknewman

TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	97
(81-91) B			
(69-80) C			
(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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