



The Dashes | Harlow | CM20 3RR

Asking Price £320,000





The Dashes | Harlow | CM20 3RR

Asking Price £320,000

A WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE HOUSE within walking distance to Harlow Town Centre. The ground floor comprises of a useful entrance hall with storage, spacious living room with log burner, fitted kitchen with seperate utility and a large conservatory to rear. Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden is a combination of patio and lawn. Viewings advised.

- Two Double Bedrooms
- End of Terrace
- Well Presented
- Central Location
- Council Tax Band: C
- EPC Rating: TBC

#### Front

Grass lawn with concrete path leading to front door and side door (utility room).

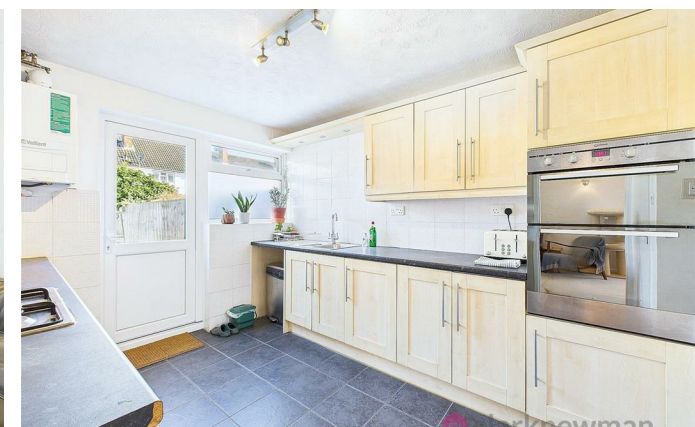
#### Entrance Hall

6'0" x 5'9" (1.83m x 1.75m)

Composite door to front, radiator to wall. Built in storage cupboard. Stairs to first floor. Internal door to living room.



 clarknewman







### Living Room

11'10" x 20'11" (3.61m x 6.38m)

UPVC double glazed window to side aspect. Two radiators to walls. Real wood log burner. UPVC double glazed patio door to conservatory, doorway to kitchen, internal door to entrance hall.

### Kitchen

9'0" x 11'1" (2.74m x 3.38m)

UPVC double glazed window and door to garden. Built in cupboard under stairs. Fitted kitchen with a range of wall and base units, laminate worktops, 1.5 stainless steel sink and drainer, double oven and gas hob. Gas boiler to wall. Doorway to living room, arch to utility room.

### Utility Room

5'6" x 8'10" (1.68m x 2.69m)

UPVC double glazed door to front. Radiator to wall. Plumbing for washing machine. Space for fridge freezer. Arch to kitchen.

### Conservatory

12'8" x 13'5" (3.86m x 4.09m)

Quarter brick UPVC double glazed conservatory with doors into garden. UPVC double glazed patio doors to living room.

### Landing

6'1" x 5'5" (1.85m x 1.65m)

Stairs to ground floor. Airing cupboard housing hot water cylinder, built in storage cupboard.

### Bedroom One

11'8" x 11'4" (3.56m x 3.45m)

UPVC double glazed window to front aspect, radiator to wall. Storage cupboard over stairs. Internal door to landing.







### Bedroom Two

11'10" x 9'4" (3.61m x 2.84m)

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

### Bathroom

9'1" x 5'6" (2.77m x 1.68m)

UPVC double glazed window to rear aspect. White three piece bathroom suite with folding glass screen over bath. Chrome heated towel rail to wall. Extractor fan. Internal door to landing.

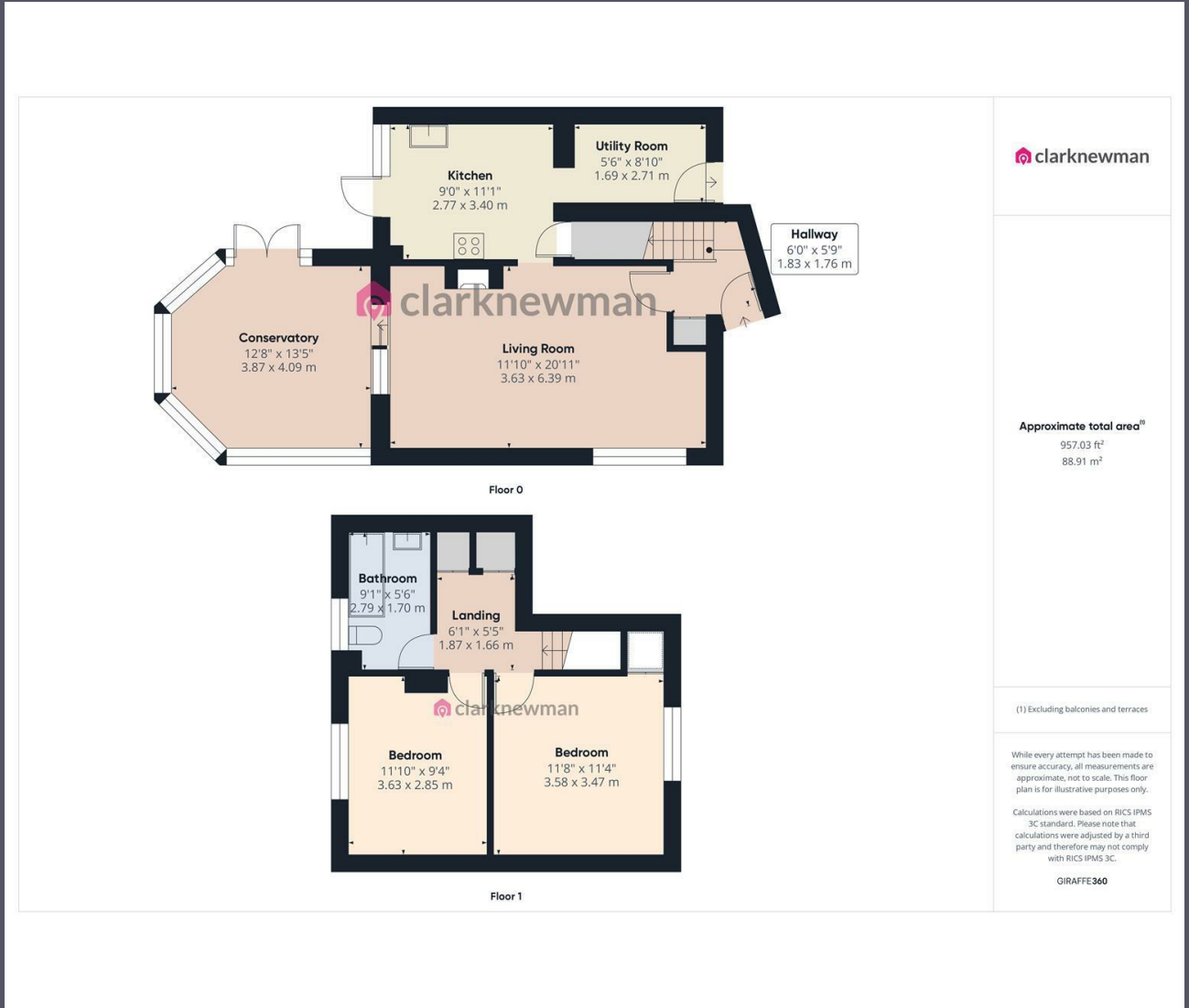
### Garden

East-facing rear garden with a combination of patio and lawn. Outside tap.

### Local Area

The Dashes is conveniently located 0.5 miles from Harlow Town Centre, 0.8 miles to Harlow Town Train Station and 0.8 miles to Princess Alexandra Hospital. There is also a few neighbouring primary schools and Burnt Mill Academy (Secondary School) located 0.5 miles from The Dashes.





Energy Efficiency Rating		
	Current	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		
England & Wales		
EU Directive 2002/91/EC		

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk