



Halling Hill | Harlow | CM20 3JP

Asking Price £290,000

 clarknewman

Halling Hill | Harlow | CM20 3JP

Asking Price £290,000

AN EXTENDED TWO DOUBLE BEDROOM MID TERRACE HOUSE within close proximity to Harlow Town Centre & Train Station. The ground floor comprises of a front porch, entrance hall with WC, spacious dining room, bright lounge to rear, kitchen and separate utility. Upstairs benefits from two double bedrooms and a family bathroom suite with bath and shower. The rear garden is South facing, backing onto woodland. The property would benefit from refurbishment and has been priced accordingly. Viewings advised.

- Two Double Bedrooms
- Mid Terraced House
- Ground Floor Extension
- Block Paved Front
- Council Tax Band: C
- EPC Rating: TBC

Front

Block paved front (no dropped curb but possible subject to planning permission). Timber external door to entrance porch.

Entrance Porch

5'00" x 8'03" (1.52m x 2.51m)

Timber door to front, internal door to hallway. UPVC double glazed window to side aspect.

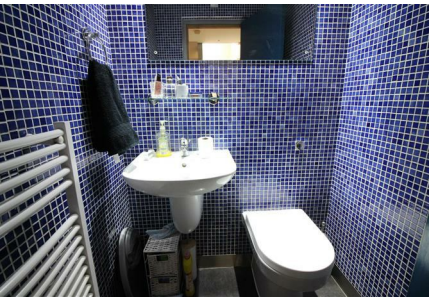
Hallway

Stairs to first floor. Internal doors to porch, WC and lounge. Radiator to wall. Window into dining room.

WC

Tiled WC consisting of white WC and sink to wall, white heated towel rail to wall. Internal door to hallway.





Dining Room

13'00" x 9'08" (3.96m x 2.95m)

Radiator to wall. Windows into lounge and hallway. Built-in shelving. Internal doors to hallway and kitchen, opening to lounge.

Lounge

10'04" x 16'04" (3.15m x 4.98m)

UPVC double glazed windows and double doors facing into garden with two Velux style windows in roof. Openings to dining room and kitchen.

Kitchen

11'09" x 8'05" (3.58m x 2.57m)

Tiled flooring, a range of wall and base units, stainless steel sink, dishwasher, gas hob and fitted double oven. Space for American style fridge freezer. Internal doors to hallway, utility and opening to lounge.

Utility

Plumbing for washing machine, gas boiler to wall. Internal door to kitchen.

Landing

UPVC double glazed window to front. Internal doors to bedrooms and family bathroom. Loft hatch. Stairs to ground floor.

Bedroom One

11'04" x 9'01" (3.45m x 2.77m)

UPVC double glazed window to rear aspect, radiator to wall. Two sets of built-in/fitted wardrobes. Internal door to landing.

Bedroom Two

10'06" x 7'07" (3.20m x 2.31m)

UPVC double glazed window to rear aspect, internal door to landing.

Bathroom

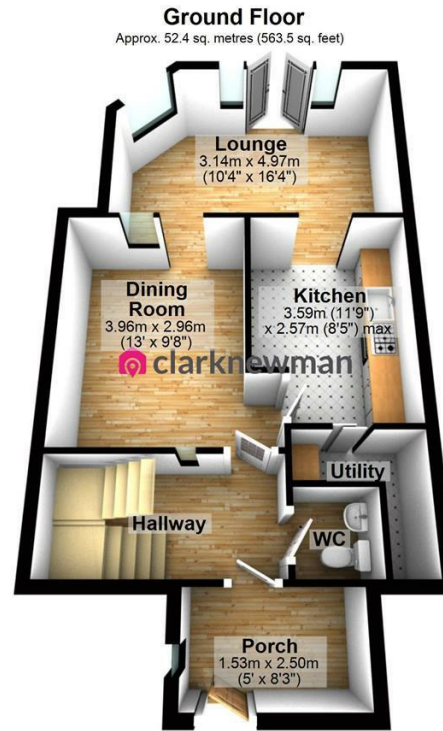
Tiled bathroom suite consisting of white WC, pedestal sink, WC and walk-in shower. Chrome heated towel rail and extractor fan. Two UPVC double glazed windows. Internal door to landing.

Garden

South facing rear garden backing onto woodland.

Local Area

Halling Hill is located central to Harlow being only a short walk from The Stow Shopping Centre and approx. 1 mile to Harlow Town Train Station and Town Centre. There are various primary schools nearby, with the closest secondary school being Burnt Mill Academy (0.1 miles away).



Total area: approx. 85.1 sq. metres (915.9 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		Environmental Impact (CO ₂) Rating																					
Current	Potential	Current	Potential																				
<table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92-100) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table>	Very energy efficient - lower running costs	(92-100) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs	<table border="1"> <tr><td>70</td></tr> <tr><td>81</td></tr> </table>	70	81	<table border="1"> <tr><td>Very environmentally friendly - lower CO₂ emissions</td></tr> <tr><td>(92-100) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> <tr><td>Not environmentally friendly - higher CO₂ emissions</td></tr> </table>	Very environmentally friendly - lower CO ₂ emissions	(92-100) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not environmentally friendly - higher CO ₂ emissions	
Very energy efficient - lower running costs																							
(92-100) A																							
(81-91) B																							
(69-80) C																							
(55-68) D																							
(39-54) E																							
(21-38) F																							
(1-20) G																							
Not energy efficient - higher running costs																							
70																							
81																							
Very environmentally friendly - lower CO ₂ emissions																							
(92-100) A																							
(81-91) B																							
(69-80) C																							
(55-68) D																							
(39-54) E																							
(21-38) F																							
(1-20) G																							
Not environmentally friendly - higher CO ₂ emissions																							
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																				

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