

Sibneys Green | Harlow | CM18 7HP

Asking Price £290,000

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BACK ON THE MARKET: A VACANT TWO BEDROOM SEMI-DETACHED HOUSE offering both driveway and single garage alongside being situated in a highly sought-after private location. The ground floor comprises of an entrance hall, fitted kitchen housing a range of wall and base units as well as space for undercounter appliances and a very bright/airy lounge with ample dining space. The first floor offers two generously sized bedrooms with the master offering built-in wardrobes and an alcove providing further storage space and a family bathroom suite. The private rear garden offers ample entertaining/seating space with patio, lawn and side gate offering direct access to front/parking. Viewings highly advised.

- Two Good Sized Bedrooms
- Driveway & Garage
- Council Tax Band: C
- Semi-Detached House
- No Onward Chain
- EPC Rating: D

Front

Private driveway and single garage with up and over door.

Entrance Hall

3'11 7'09 (1.19m 2.36m)

UPVC double glazed private front door, spacious entrance hall and radiator to wall. Opening to kitchen and lounge.

Kitchen

8'05 x 7'09 (2.57m x 2.36m)

Fitted kitchen boasting a range of wall and base units as well as space for freestanding oven and hob, space for under counters appliances and sink/drainer. Boiler to wall and UPVC double glazed window to front.

















Lounge
12'08 x 14'02 (3.86m x 4.32m)
Bright and airy lounge with ample dining space, UPVC double glazed window and door leading to rear garden, radiator to wall and useful under stairs storage. Stairs to first floor.

Landing
6'02 x 5'11 (1.88m x 1.80m)
Landing area with internal doors to both bedrooms and family bathroom.

Bedroom One
9'05 x 10'06 (2.87m x 3.20m)
Double bedroom with large built-in wardrobes and further alcove for further storage, UPVC double glazed window to rear and radiator to wall.

Bedroom Two
6'03 x 9'06 (1.91m x 2.90m)
Generously sized single bedroom with UPVC double glazed window to front and radiator to wall.

Bathroom
6'02 x 5'06 (1.88m x 1.68m)
Family bathroom suite offering both bath and shower attachment, white sink and toilet. Velux window and radiator to wall.

Garden
Private rear Garden offering plenty of seating/entertaining space. Patio, lawn and side gate to front.

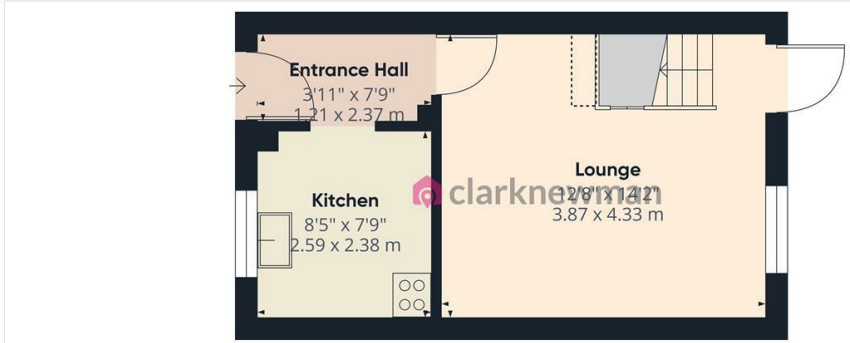
Local Area
Sibneys Green is a private cul-de-sac development located off Commonside Road. Maunds Hatch is only 0.1 miles away benefiting from a convenience store (The Co-operative Food) as well as local schooling and children's play areas close by.

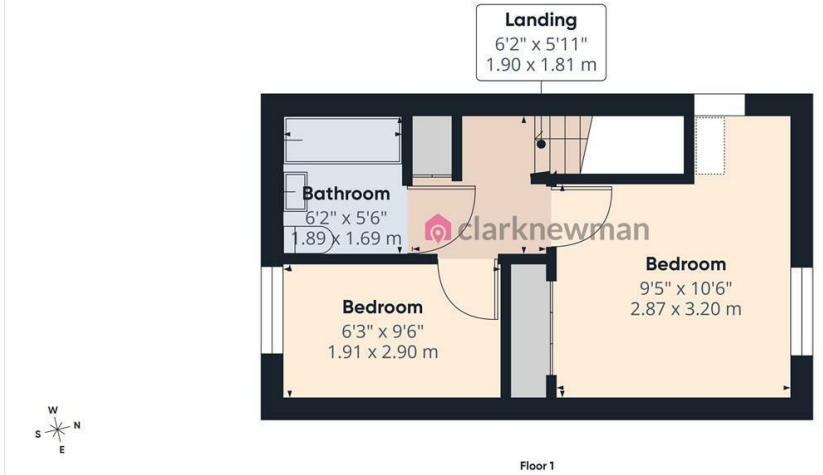
HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











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Approximate total area[1]

530 ft²
49.3 m²

Reduced headroom

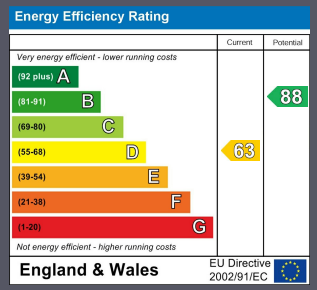
3 ft²
0.3 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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