



Elmbridge | Churchgate Street | Old Harlow | CM17 0JY

Offers Over £450,000



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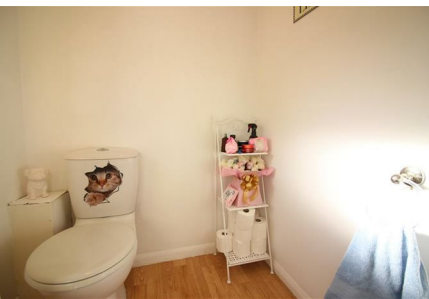
UNEXPECTEDLY BACK AVAILABLE: AN EXTENDED FOUR BEDROOM END TERRACE HOUSE enjoying driveway and garage. The ground floor comprises of a spacious entrance hall, large lounge, modern fitted kitchen with a range of wall and base units, dining area, utility room and cloakroom. Upstairs boasts three generously sized double bedrooms, a single bedroom and a family bathroom suite. The garden is extremely private and offers the perfect balance between lawn and patio while also featuring side access to the front. Other benefits include gas heating via radiators and UPVC double glazed windows throughout. Elmbridge is a popular turning located in the heart of Churchgate Street, within walking distance of local schooling and amenities. Viewings highly recommended.

- Four Bedrooms
- End Terrace House
- Driveway & Garage
- Large Extension
- Council Tax Band: D
- EPC Register: D

Front

Front garden laid to lawn with flower bed. Concrete driveway with white up and over garage door. Timber gate for side access into garden.





Entrance Hall

Large entrance hall, radiator to wall, storage cupboard, internal doors to kitchen and lounge and stairs to first floor.

Kitchen/Diner

10'09 x 18'08 (3.28m x 5.69m)

Modern fitted kitchen with a range of wall and base units offering integrated electric oven and gas hob, extractor fan, dishwasher, 1.5 sink and drainer with mixer tap and space for fridge freezer. The kitchen benefits from open-plan living to the dining area with further features being UPVC windows, single door and patio doors leading to the garden and internal doors leading to lounge and utility area.

Lounge

15'02 x 12'01 (4.62m x 3.68m)

Bright living room with working gas fire, dual aspect UPVC double glazed windows and radiator to wall.

Utility Room

4'02 x 5'04 (1.27m x 1.63m)

Storage space, plumbing for washing machine and UPVC double glazed window.

Cloakroom

4'10 x 4'06 (1.47m x 1.37m)

White toilet and sink. UPVC double glazed window.

Landing

Large landing space with airing cupboard and internal doors to bedrooms and family bathroom.

Bedroom One

13'00 x 11'02 (3.96m x 3.40m)

Large double bedroom benefitting from radiator to wall and UPVC double glazed window.



Bedroom Two

17'07 x 8'00 (5.36m x 2.44m)

Double bedroom offering dual aspect UPVC double glazed windows, loft hatch and radiator to wall.

Bedroom Three

9'07 x 11'01 (2.92m x 3.38m)

Double bedroom with dual aspect UPVC double glazed windows and radiator to wall.

Bedroom Four

9'08 x 7'00 (2.95m x 2.13m)

Single bedroom with UPVC double glazed window and radiator to wall.

Bathroom

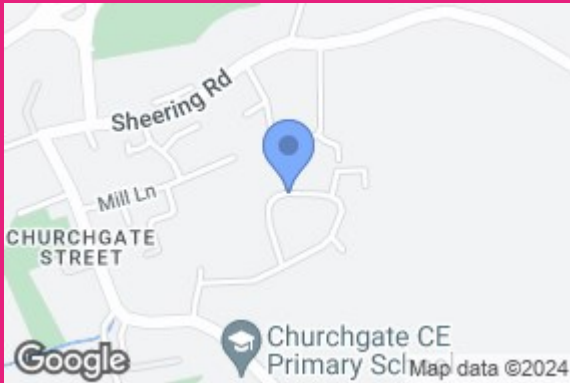
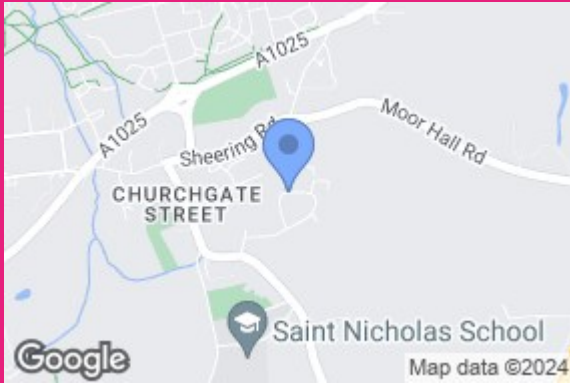
5'07 x 8'01 (1.70m x 2.46m)

Family bathroom suite featuring white bath and shower attachment, white toilet and sink, storage unit and heated towel rail.

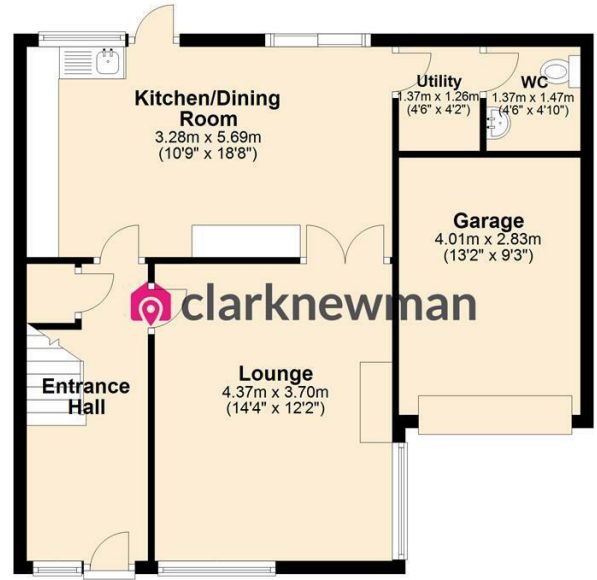
Garden

Large private rear garden mostly laid to lawn with patio. Other benefits are well established planting, conifers and side access to front.





Ground Floor
Approx. 60.6 sq. metres (652.6 sq. feet)



First Floor
Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		79	60
EU Directive 2002/91/EC			

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