



Arkwrights | Harlow | CM20 3NB

Guide Price £325,000 - £350,000



Arkwrights | Harlow | CM20 3NB

Guide Price £325,000 - £350,000

GUIDE PRICE £325,000 - £350,000: AN EXTENDED TWO DOUBLE BEDROOM MID-TERRACE with double driveway and staircase leading to loft. The ground floor comprises of a spacious living room with doorway to the extended, white modern handleless gloss kitchen with center island. On the ground floor there is also a useful office space and WC. Upstairs benefits from two double bedrooms and a family bathroom suite. Within the bedroom there is a staircase leading to the loft space with lighting and Velux window. The garden is easy to maintain with patio and brick shed. Online virtual tour available.

- Two Double Bedrooms
- Double Driveway
- Council Tax Band: C
- Mid Terraced House
- Staircase to Loft
- EPC Rating: TBC

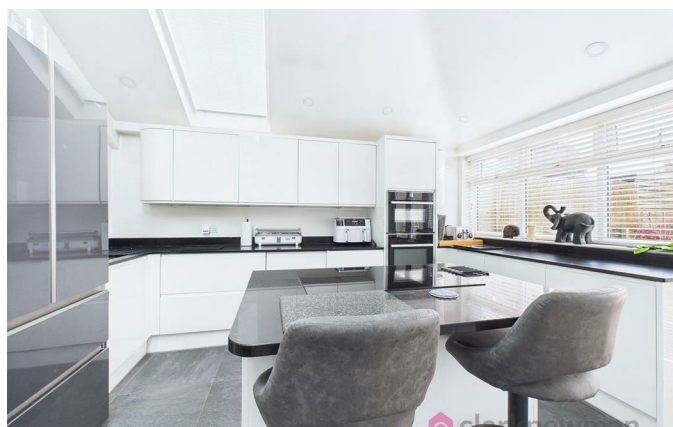
#### Front

Block paved double driveway to front with shingle flowerbed. Composite double glazed door to hallway.

#### Hallway

8'6" x 5'10" (2.59m x 1.78m)

Composite double glazed door and side panel to front. Stairs to first floor. Radiator to wall. Internal doors to living room and office.





### Living Room

20'11" x 8'9" (6.38m x 2.67m)

UPVC double glazed window to front. Radiator to wall. Internal door to hallway, double doorway to kitchen.

### Kitchen

13'11" x 13'1" (4.24m x 3.99m)

Spacious modern fitted kitchen with a range of white gloss wall and base units with granite worktops and center island/breakfast bar. Two large skylights with vaulted ceiling. Stainless steel inset sink with chrome Quooker boiling water tap, electric double oven, and large induction hob. Integral appliances including washing machine, dishwasher and tumble dryer. Underfloor heating. UPVC double glazed windows and French doors leading to garden. UPVC double glazed internal window to office.

### Office

12'3" x 4'6" (3.73m x 1.37m)

UPVC double glazed window facing kitchen. Radiator to wall. Internal doors to hallway, WC and under stairs storage cupboard.

### WC

5'11" x 2'8" (1.80m x 0.81m)

White WC and small vanity sink. Internal door to office.

### Landing

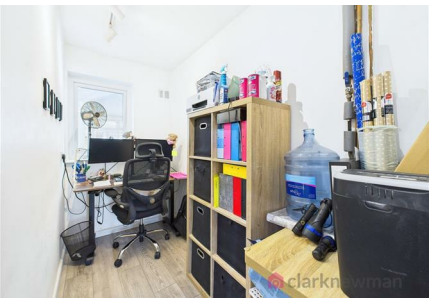
5'8" x 5'10" (1.73m x 1.78m)

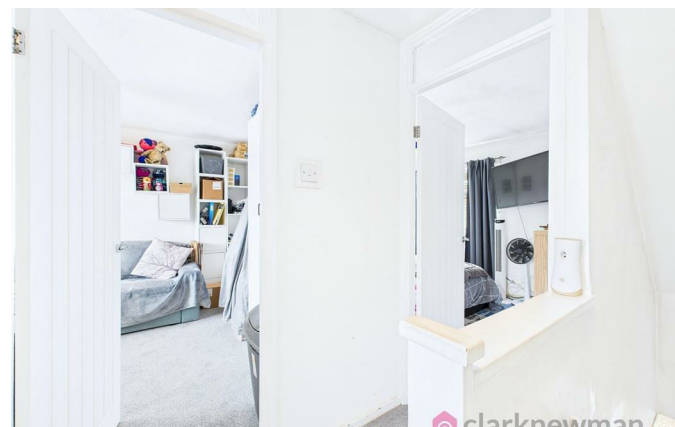
Stairs to ground floor. Internal doors to bedrooms and family bathroom.

### Bedroom One

9'4" x 12'1" (2.84m x 3.68m)

UPVC double glazed window to front, radiator to wall. Built-in wardrobes with sliding mirrored doors. Internal doors to landing and staircase to loft space.





## Bedroom Two

11'5" x 9'11" (3.48m x 3.02m)

UPVC double glazed window to rear, radiator to wall. Gas combination boiler to wall. Internal door to landing.

## Family Bathroom

5'7" x 6'5" (1.70m x 1.96m)

UPVC double glazed window to rear, chrome heated towel rail to wall. Part-tiled suite comprising of white bath with glass screen and chrome bar shower to wall, white vanity sink and WC. Internal door to landing.

## Loft Space

10'6" x 16'8" (3.20m x 5.08m)

Staircase to first floor. Lighting and power. Velux window in roof. Storage in eaves.

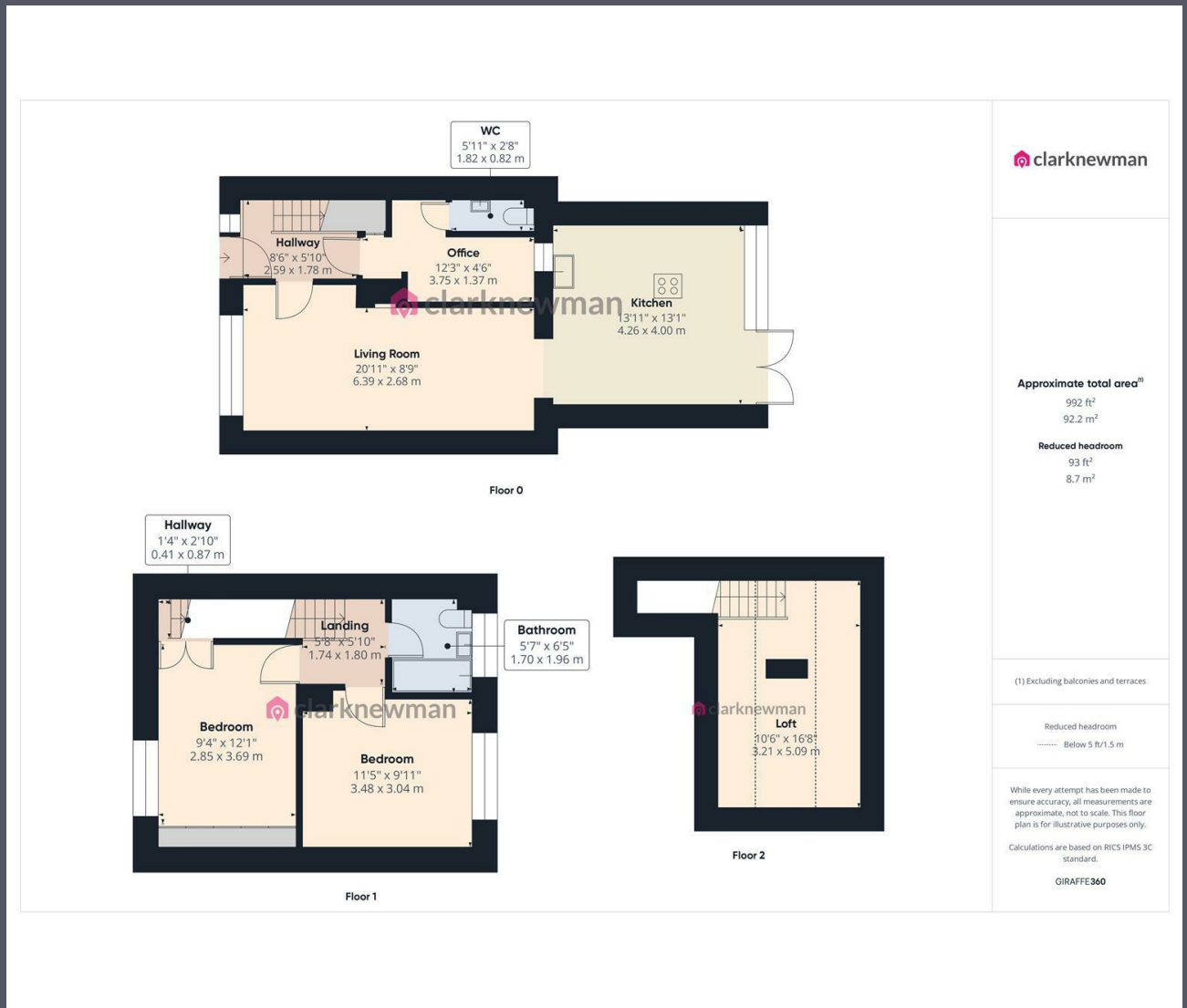
## Garden

West-facing low maintenance garden with patio and shingle flower bed. Outdoor power sockets. Brick-built shed. Rear gate leading out to council garages.

## Local Area

Arkwrights is conveniently located approximately 1 mile from Harlow Town Centre, 1.2 miles to Harlow Town Train Station and only 0.4 miles to The Stow shopping centre benefiting from local convenience stores, chemists, dentists and doctors surgery. There is also a good choice of schooling close-by.





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		EU Directive 2002/91/EC	

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