



Church End | Harlow | CM19 5PG

Offers In Excess Of £325,000



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A THREE BEDROOM MID-TERRACE HOUSE with double driveway to front. The ground floor comprises of a spacious entrance hall, large lounge diner, modern fitted kitchen and WC. Upstairs benefits from three generously sized bedrooms and a family bathroom suite. The rear garden is low maintenance with lawn and timber decking. Church End is located within the popular Katherines development on the outskirts of Harlow. The property is being sold chain free. Virtual tour available.

- Three Bedrooms
- Double Driveway
- Council Tax Band: C
- Mid-Terrace House
- Ground Floor WC
- EPC Rating: TBC

#### Front

Block paved double driveway to front with storage shed housing meters. Composite front door to entrance hall.

#### Entrance Hall

6'2" x 12'0" (1.88m x 3.66m)

Composite door to front. Radiator to wall. Stairs to first floor. Internal doors to living room, WC. Doorway to kitchen.





#### WC

3'0" x 5'0" (0.91m x 1.52m)

UPVC double glazed window. Sink and WC to wall. Internal door to hallway.

#### Living Room

10'1" x 23'5" (3.07m x 7.14m)

UPVC double glazed window to front and UPVC double glazed patio doors to rear. Two radiators to walls.

#### Kitchen

9'3" x 11'5" (2.82m x 3.48m)

UPVC double glazed window to rear. Modern fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer. Electric hob with cooker hood above and integral double oven. Plumbing/space for washing machine, dishwasher and fridge freezer. Gas boiler to wall. Doorways to entrance hall and living room.



#### Landing

10'3" x 3'0" (3.12m x 0.91m)

Stairs to ground floor. Two large storage cupboards. Loft hatch (partially boarded with room for storage. There's a light attached to the rafters with a plug to drop down to the bedroom wall socket). Internal doors to bedrooms and family bathroom.



#### Bedroom One

10'2" x 12'4" (3.10m x 3.76m)

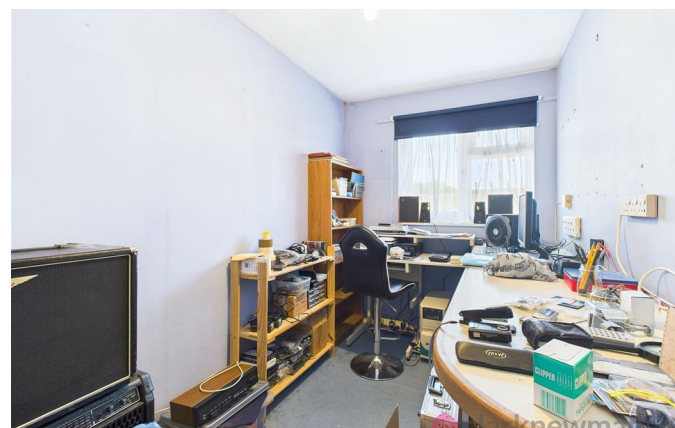
UPVC double glazed window to front aspect, radiator to wall. Alcove over stairs for storage. Internal door to landing.



#### Bedroom Two

13'2" x 7'11" (4.01m x 2.41m)

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



### Bedroom Three

6'3" x 11'0" (1.91m x 3.35m)

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

### Family Bathroom

5'11" x 9'3" (1.80m x 2.82m)

UPVC double glazed window to front aspect. White WC and vanity sink with mirror above. Large double shower cubicle with thermostatic shower. Internal door to landing.

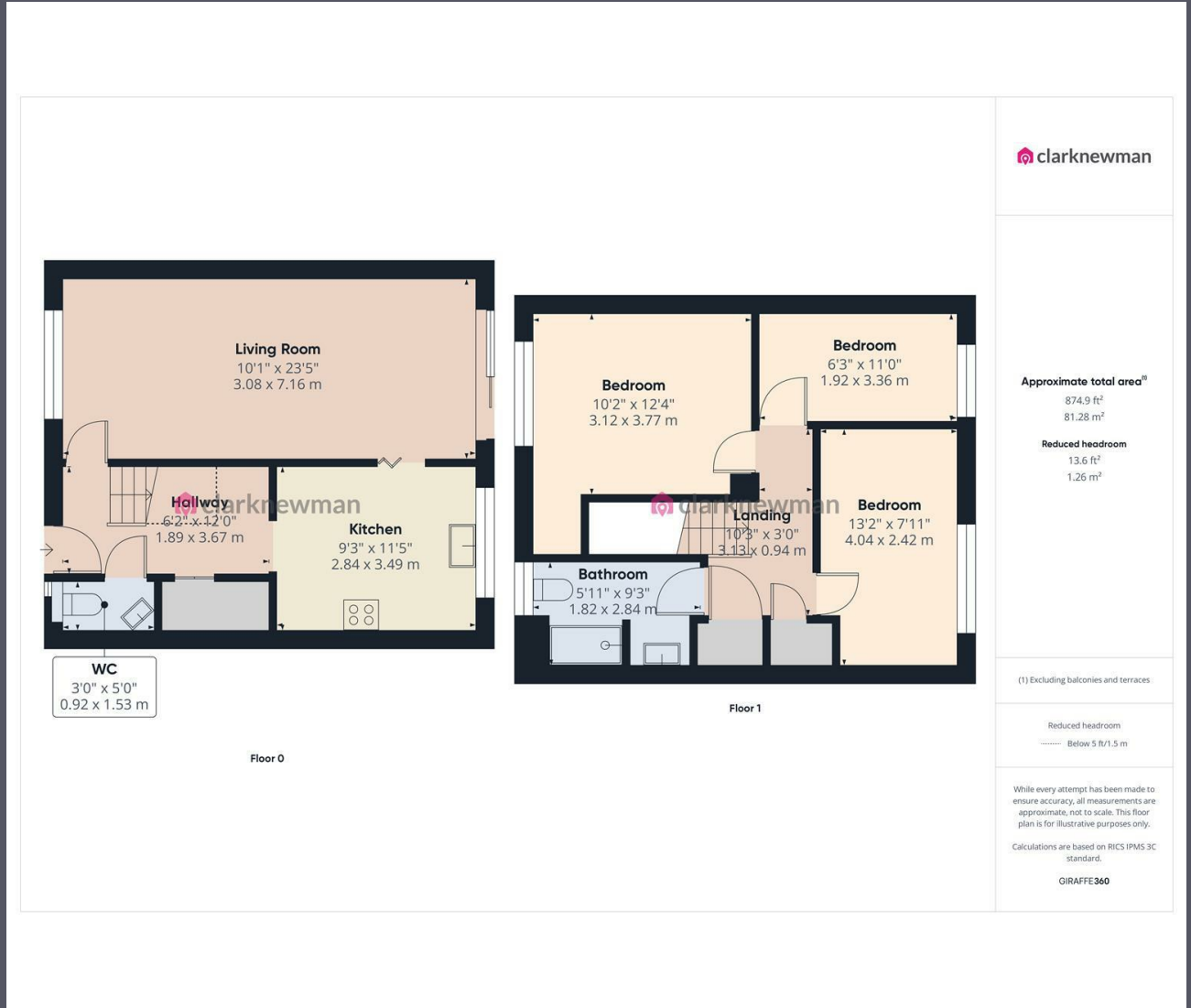
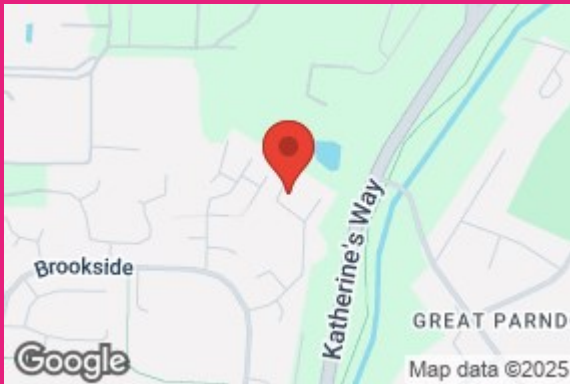
### Garden

Mostly laid to lawn with timber decking, pathway leading to rear gate. Brick built and timber sheds.

### Local Area

Church End is located in the popular Katherines development on the outskirts of Harlow, close to Roydon and Nazeing. Within Katherines there is a local convenience store, schooling and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive).





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