



Orchard Croft | Harlow | CM20 3BG

Asking Price £295,000

 clarknewman

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A VACANT THREE BEDROOM MID TERRACE HOUSE situated just a stones throw from local amenities. The ground floor comprises of a spacious entrance hall with useful storage, large lounge/diner with both UPVC double glazed windows and doors leading onto private garden and a fitted kitchen featuring a range of wall and base units. The first floor offers two good sized double bedrooms, a generously sized single bedroom and a fully tiled family bathroom suite. The large private garden offers patio providing ample seating space, lawn and brick built shed. Viewings highly advised.

- Three Bedrooms
- No Onward Chain
- Council Tax Band: C
- Mid Terrace House
- Popular Location
- EPC Rating: C

#### Front

Ample street parking.

#### Entrance Hall

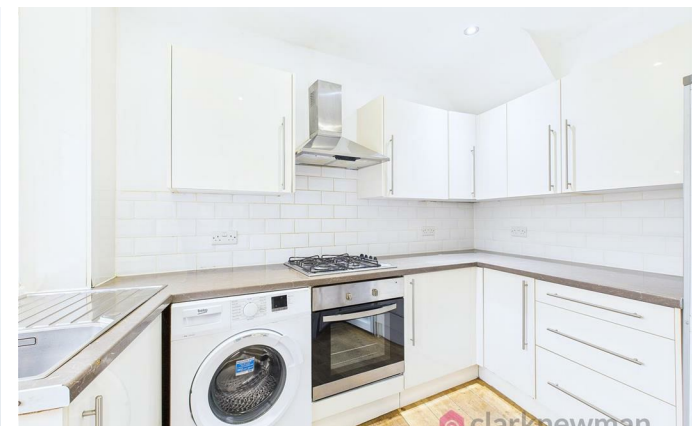
9'00 x 6'04 (2.74m x 1.93m)

UPVC double glazed front door, storage cupboard and radiator to wall. Stairs to first floor and internal door to lounge/diner.

#### Lounge/Diner

19'01 x 10'04 (5.82m x 3.15m)

Large lounge/diner with ample natural light with UPVC double glazed window to front and doors to garden to the rear. Radiators to wall and internal door to kitchen.





### Kitchen

10'00 x 8'11 (3.05m x 2.72m)

Fitted kitchen featuring a range of wall and base units with integrated oven and gas hob with extractor fan above, plumbing for washing machine and space for fridge freezer. UPVC double glazed window and door to garden.

### Landing

6'07 x 9'00 (2.01m x 2.74m)

Landing with internal doors to bedrooms and bathroom. Loft hatch above.

### Bedroom One

9'10 x 10'10 (3.00m x 3.30m)

Large double bedroom with UPVC double glazed window to rear and radiator to wall.

### Bedroom Two

9'00 x 10'09 (2.74m x 3.28m)

Double bedroom with UPVC double glazed window to front and radiator to wall.

### Bedroom Three

6'04 x 7'02 (1.93m x 2.18m)

Generously sized single bedroom with useful storage cupboard to side. UPVC double glazed window to front and radiator to wall.

### Bathroom

5'05 x 8'05 (1.65m x 2.57m)

Fully tiled family bathroom suite offering both bath and shower, white toilet and sink. Chrome heated towel rail, UPVC double glazed window and extractor fan.

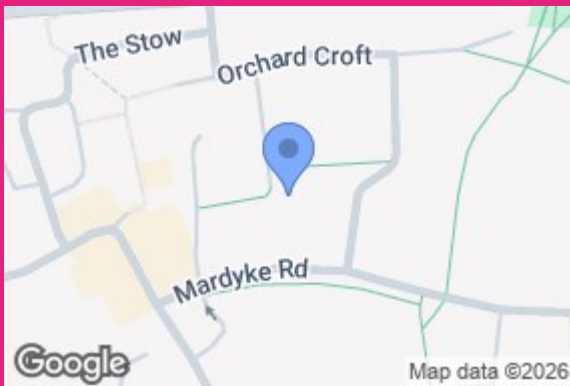
### Garden

Private rear garden offering patio providing ample seating/entertaining space, lawn and brick built shed to rear. Rear access via gate.

### Local Area

Orchard Croft is located just a stones throw away from The Stow Shopping Centre providing a host of amenities. Further benefits are being situated 0.6 miles from Harlow Town Centre, 0.9 miles to Harlow Town Train Station and 0.9 miles to Princess Alexandra Hospital. There is also a few neighbouring primary schools and Burnt Mill Academy (Secondary School).





**Floor 0**

**Floor 1**

**clarknewman**

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**Approximate total area<sup>(1)</sup>**  
738 ft<sup>2</sup>  
68.5 m<sup>2</sup>

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(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	88	D	A

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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