



Bynghams | Harlow | CM19 5NT

Offers Over £325,000

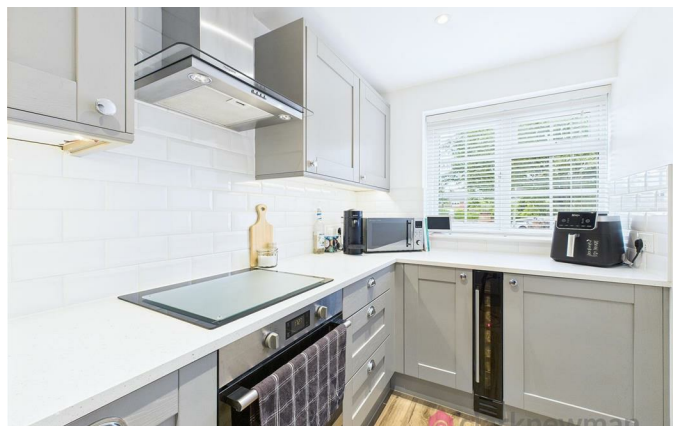


Bynghams | Harlow | CM19 5NT  
Offers Over £325,000

AN IMMACULATE TWO DOUBLE BEDROOM END TERRACE HOUSE benefiting from garage en-bloc as well as being situated in a highly sought after cul-de-sac. This property has been refurbished to a high standard throughout by the vendors and an internal viewing is highly recommended. The ground floor comprises of a spacious entrance hall with an opening leading to a newly installed, modern fitted kitchen as well as an impressive lounge with ample dining space and direct access to the rear garden. The first floor benefits from two generously sized double bedrooms and a fully tiled three piece bathroom suite. The garden is low maintenance with plenty of space for entertaining/seating and offers privacy with woodland to rear.

- Two Double Bedrooms
- End Terrace House
- Garage En-Bloc
- Private Location
- Council Tax Band: C
- EPC Rating: C

Front  
Private cul-de-sac location. Concrete path to front with lawn and established shrubs.





### Entrance Hall

5'09 x 11'03 (1.75m x 3.43m )

UPVC double glazed front door and window. Spacious entrance hall with radiator to wall and stairs to first floor. Opening to kitchen and lounge/diner. Understairs storage.

### Kitchen

5'11 x 11'01 (1.80m x 3.38m)

An impressive modern fitted kitchen with a range of wall and base units benefitting from integrated oven and hob with extractor fan above, fridge freezer, dishwasher, washer/dryer and wine cooler. UPVC double glazed window to front. Condensing boiler (new 2019 with full service history) hidden within wall units.

### Lounge/Diner

12'0 x 17'06 (3.66m x 5.33m)

Large lounge/diner with both entertaining and seating space, floor to ceiling UPVC windows and doors leading to private garden and radiator to wall.



### Landing

5'07 x 7'00 (1.70m x 2.13m)

Large landing area with internal doors to double bedrooms and family bathroom. Loft hatch (boarded with lighting).

### Bedroom One

11'11 x 10'11 (3.63m x 3.33m)

Large double bedroom with UPVC double glazed window to rear, ample wardrobe space and radiator to wall.





### Bedroom Two

9'02 x 10'06 (2.79m x 3.20m)

Double bedroom with UPVC double glazed window to front, floor to ceiling built in wardrobes and radiator to wall.

### Bathroom

6'01 x 7'00 (1.85m x 2.13m)

Luxury fully tiled fitted bathroom suite featuring shower over bath, white sink and toilet. UPVC double glazed window to side and chrome heated towel rail to wall.

### Garden

Private low maintenance garden with patio providing ample seating space, a variety of well established plants, shed and rear access.

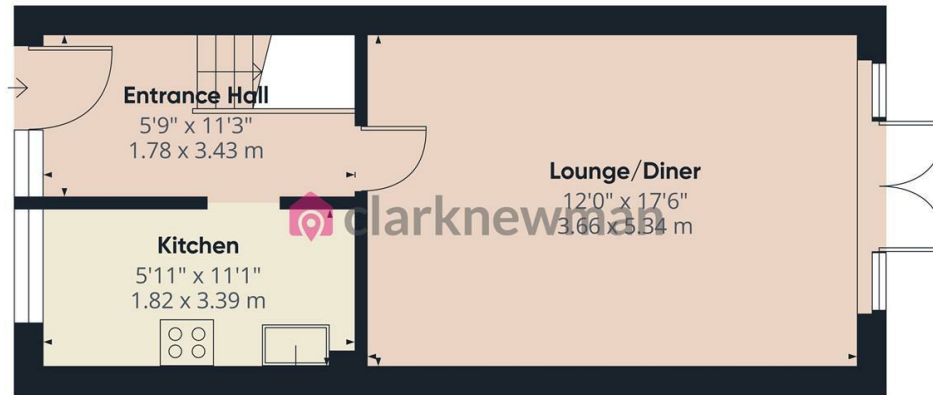
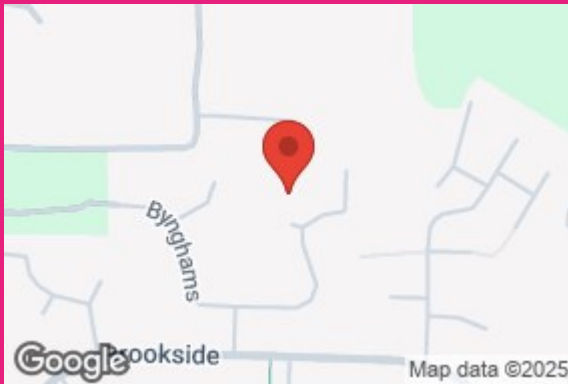
### Garage

Single garage located en-bloc.

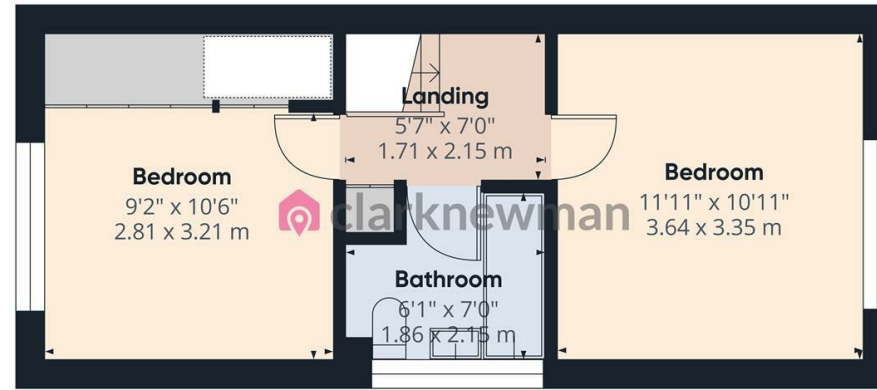
### Local Area

Bynghams is a popular, private cul-de-sac and is located in the always sought after 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).





Floor 0



Floor 1



**Approximate total area\***  
662 ft<sup>2</sup>  
61.5 m<sup>2</sup>

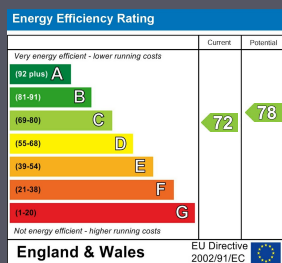
**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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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