



Little Brays | Harlow | CM18 6EX

Offers Over £325,000

 clarknewman

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AN IMMACULATE TWO DOUBLE BEDROOM END TERRACE HOUSE with potential for off-road parking. The ground floor comprises of a spacious entrance hall, bright and airy lounge with direct access to the rear garden, modern fitted kitchen with a range of wall and base units and orangery. Further features include a useful laundry room and large pantry. The first floor benefits from two generously sized double bedrooms and a luxury family bathroom suite. The impressive rear garden is unoverlooked from the rear and provides the perfect entertaining space with patio, lawn and well established plants/shrubs. Viewings highly recommended.

- Two Double Bedrooms
- Immaculate Condition Throughout
- Council Tax Band: C
- End Terrace House
- Potential For Off Road Parking
- EPC Rating: TBC

Front
Private large front garden with lawn and access to garden. Potential for driveway.





Entrance Hall

Spacious entrance hall with radiator to wall. Internal doors to useful utility room with plumbing for appliances and double sized pantry. Stairs to first floor.

Internal doors to kitchen and lounge.

Living Room

19'3" x 10'9" (5.87m x 3.28m)

Bright and airy lounge with UPVC double glazed window to front and patio doors to rear garden allowing plenty of natural light. Gas fireplace with surround and vertical radiators to wall.

Kitchen

9'6" x 7'8" (2.90m x 2.34m)

Modern fitted kitchen with ample base units benefitting from integrated gas hob and double oven, plumbing for dishwasher and space for fridge freezer. Stainless steel inset sink and access into orangery.



Orangery

7'5" x 9'11" (2.26m x 3.02m)

A private orangery overlooking the rear garden featuring UPVC double glazed doors to garden and ample storage.

Utility Room

5'11" x 5'0" (1.80m x 1.52m)

Utility room offering plumbing for washing machine and tumble dryer. Ample storage.



Landing

Large landing with loft hatch and airing cupboard. Internal doors to double bedrooms and family bathroom suite.



Bedroom One

8'8" x 13'7" (2.64m x 4.14m)

Large double bedroom featuring fitted wardrobes, UPVC double glazed window to front and radiator to wall. Storage cupboard.

Bedroom Two

10'5" x 10'11" (3.18m x 3.33m)

Double bedroom with two extremely good sized storage cupboards, UPVC double glazed window to rear and radiator to wall.

Bathroom

4'8" x 7'8" (1.42m x 2.34m)

Fully tiled luxury fitted family bathroom suite offering bath with shower, vanity sink and toilet. Chrome heated towel rail and UPVC double glazed window.

Garden

Hugely impressive rear Garden offering ample entertaining space with patio, lawn and side garden providing access to front. Further features include an abundance of privacy (unoverlooked), wooden shed and a variety of well established plants and shrubs.

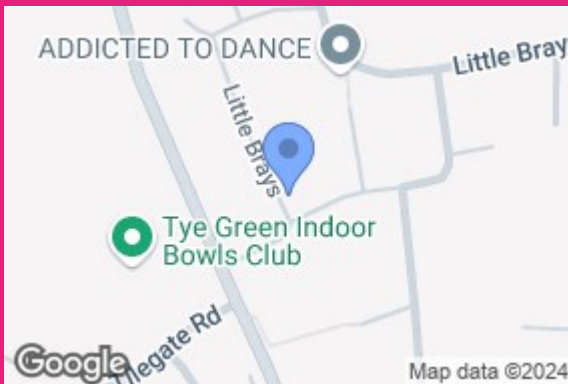
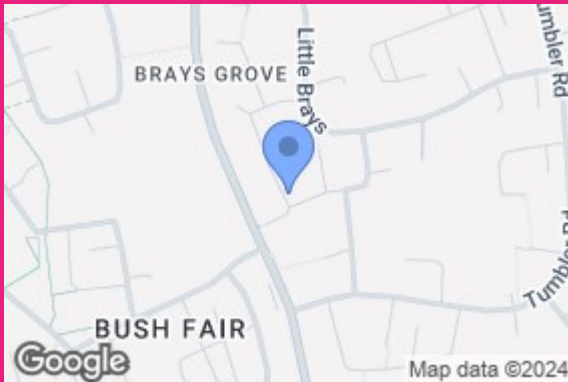
Local Area

Little Brays is always a popular location within the town due to it's strong transport link's to Harlow Town Centre, as well as being walking distance to local schooling and amenities.

Agents Notes

This property has been refurbished to an extremely high standard by the current vendors. A viewing is required to appreciate the quality of work carried out.





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	

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