



Standingford | Harlow | CM19 5SN

Offers Over £400,000

 clarknewman

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AN IMMACULATE THREE BEDROOM END TERRACE HOUSE with garage. The ground floor comprises of a spacious entrance hall, luxury fitted kitchen with a range of wall and base units, large lounge with open plan living to an impressive conservatory providing ample dining space and a cloakroom. The first floor offers two large double bedrooms, a generously sized single bedroom and a family bathroom suite. The private rear garden has been recently landscaped and benefits from decking and lawn. Standingford has been well maintained by the current vendors and viewings are highly recommended.

- Three Bedrooms
- End Terrace House
- Garage
- Private Area
- Council Tax Band: C
- EPC Register: C

#### Front

Single garage, adjacent to the garden, with up and over door. Electric and lighting installed.

#### Entrance Hall

Composite front door, spacious entrance hall, radiator to wall and stairs leading to first floor. Internal door to kitchen and cloakroom.





### Kitchen

8'09 x 12'0 (2.67m x 3.66m)

Luxury fitted kitchen with a range of wall and base units featuring integral double oven and hob with extractor fan above, fridge freezer, washing machine/dryer and dishwasher. Sink and drainer, boiler to wall and UPVC double glazed window overlooking rear Garden.

### Lounge

14'04 x 16'00 (4.37m x 4.88m)

Spacious lounge with UPVC double glazed bay window to front, open plan living with laminate flooring through to conservatory and radiator to wall. Large storage cupboard.

### Conservatory

9'08 x 11'05 (2.95m x 3.48m)

Impressive conservatory providing ample dining space with UPVC double glazed windows and French doors leading to Garden. Radiator to wall.

### Cloakroom

White toilet, vanity sink and UPVC double glazed window.

### Landing

Spacious landing, loft hatch and UPVC double glazed window to front. Internal doors to bedrooms and family bathroom.

### Bedroom One

8'06 x 13'10 (2.59m x 4.22m)

Large double bedroom with ample space for wardrobes. UPVC double glazed window to rear and radiator to wall.



### Bedroom Two

8'05 x 12'09 (2.57m x 3.89m)

Double bedroom with ample space for wardrobes. UPVC double glazed window to rear and radiator to wall.

### Bedroom Three

7'04 x 8'11 (2.24m x 2.72m)

Generously sized single bedroom with UPVC double glazed window to front and radiator to wall.

### Bathroom

7'03 x 8'11 (2.21m x 2.72m)

Well presented family bathroom suite benefitting from large white bath with shower, white sink and toilet and chrome heated towel rail. Extractor fan and UPVC double glazed window to front.

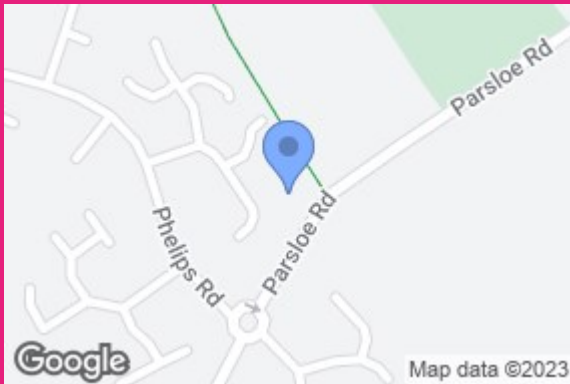
### Garden

Private rear Garden which has been recently landscaped. The Garden features large decking with plenty of space for entertaining, lawn with established plants and shrubs and access to front.

### Local Area

Standingford is a private area and is located on the outskirts of Harlow. The property is situated close to local amenities and schooling with the added benefit of quick access to Epping Green and the town of Epping, with it's rail links to London.





### Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	82
(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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