



Wellesley | Harlow | CM19 5QX

Offers Over £300,000

 clarknewman

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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE located in a private area. The ground floor benefits from a spacious entrance hall, modern fitted kitchen, large lounge and useful conservatory. The first floor features two double bedroom's (the main bedroom is currently split into two with a partition wall) and a family bathroom suite. The landscaped rear garden offers patio, lawn and well established plants and shrubs. Other features include allocated parking, gas heating via radiators and UPVC double glazed windows throughout. Viewings highly recommended.

- Two Double Bedrooms
- Allocated Parking
- Council Tax Band: C
- Mid Terrace House
- Private Location
- EPC Register: C

#### Front

Allocated parking and front door.

#### Entrance Hall

UPVC double glazed front door, entrance hall and radiator to wall. Internal door to kitchen and lounge.

#### Kitchen

8'01 x 8'08 (2.46m x 2.64m)

Modern fitted kitchen with a range of wall and base units benefiting from integral oven and hob with extractor fan above, plumbing for dishwasher and washing machine and space for fridge freezer. Sink and drainer, boiler to wall and UPVC double glazed window to front.





### Lounge

14'05 x 12'10 (4.39m x 3.91m)

Large lounge with radiator to wall and UPVC double glazed window and door leading to conservatory. Stairs to first floor.

### Conservatory

10'07 x 10'03 (3.23m x 3.12m)

Quarter brick construction with UPVC double glazed windows and doors to rear garden.

### Landing

Spacious landing with loft hatch and internal doors to double bedrooms and family bathroom.

### Bedroom One

9'05 x 6'06 (2.87m x 1.98m)

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

### Bedroom Two/Three

10'06 x 12'10 (3.20m x 3.91m)

Double bedroom with radiator to wall and UPVC double glazed window to rear. This bedroom is currently split into two with a partition wall.

### Bathroom

6'06 x 6'00 (1.98m x 1.83m)

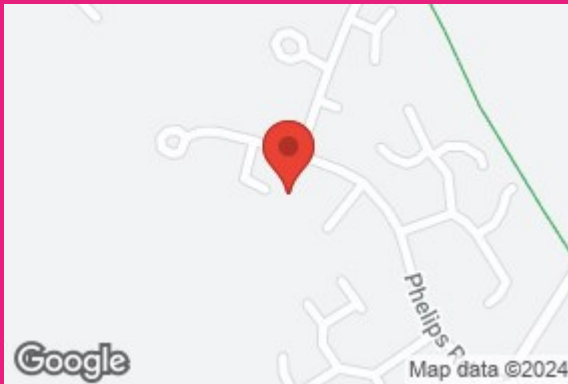
Family bathroom suite with shower over bath, toilet and sink. Radiator to wall and UPVC double glazed window.

### Garden

Landscaped rear garden featuring patio, lawn and shed to rear as well as rear access. Other benefits include well established plants and shrubs.

### Local Area

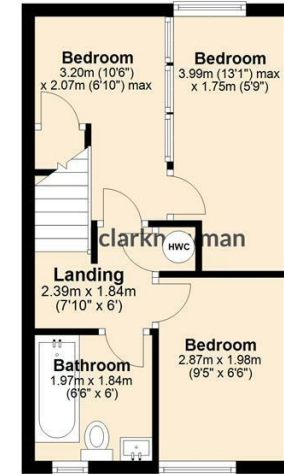
Wellesley is a private area located on the outskirts of Harlow/Epping Green with easy access to Harlow Town Centre.



**Ground Floor**  
Approx. 37.7 sq. metres (405.4 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 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 to be 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		88
(81-91)	B		
(69-80)	C	72	
(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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