



Long Ley | Harlow | CM20 3NL

Asking Price £390,000



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AN EXTENDED THREE DOUBLE BEDROOM END OF TERRACE on a corner plot with impressive garden. The ground floor comprises of an entrance porch, hallway, spacious living room with open plan dining room, modern fitted kitchen with separate utility and a double bedroom/study. Upstairs benefits from a further two bedrooms and a family bathroom suite. To the front there is a driveway with parking for multiple cars. The large rear garden is South-facing with plenty of room to entertain. Viewings advised.

- Three Double Bedrooms
- End of Terrace House
- Multiple Car Driveway
- Huge Garden
- Council Tax Band: C
- EPC Rating: D

#### Front

Block paved driveway with parking for multiple cars. Side access into garden via timber gate. UPVC double glazed French doors to porch.

#### Porch

1'6" x 6'8" (0.46m x 2.03m)

UPVC double glazed French doors to front. UPVC double glazed window and door to hallway.





### Hallway

8'11" x 3'4" (2.72m x 1.02m)

UPVC double glazed window and door to porch. Doorway through to kitchen. Stairs to first floor with cupboard below. Radiator to wall.

### Living Room

19'5" x 12'1" (5.92m x 3.68m)

UPVC double glazed window to front, radiator to wall. Internal door to hallway. Open plan to dining room.

### Dining Room

12'5" x 9'7" (3.78m x 2.92m)

UPVC double glazed French doors and windows to garden. Internal door to ground floor bedroom. Open plan to living room.

### Ground Floor Bedroom

12'9" x 9'10" (3.89m x 3.00m)

UPVC double glazed window to rear. Internal door to dining room. Radiator to wall.



### Kitchen

10'0" x 7'11" (3.05m x 2.41m)

Modern fitted kitchen with a range of wall and base units, laminate worktops and electric integral oven and hob with cooker hood above. 1.5 sink and drainer with chrome mixer tap. Internal door to utility room. UPVC double glazed window to garden. Doorway to hallway.



### Utility Room

12'9" x 5'7" (3.89m x 1.70m)

Plumbing for washing machine and dishwasher. Space for fridge freezer. UPVC double glazed door to garden. Internal door to kitchen.



### Landing

6'3" x 7'0" (1.91m x 2.13m)

Stairs to ground floor with storage cupboard above. Internal doors to airing cupboard, bedrooms and family bathroom.





### Bedroom One

9'4" x 15'7" (2.84m x 4.75m)

UPVC double glazed window to front, radiator to wall. Built-in storage cupboard. Internal door to landing.

### Bedroom Two

9'11" x 11'4" (3.02m x 3.45m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing.

### Family Bathroom

5'6" x 7'1" (1.68m x 2.16m)

UPVC double glazed window to rear, heated towel rail to wall. White three piece suite comprising of WC, vanity sink and bath with electric shower and glass screen above. Internal door to landing.

### Garden

Large South-facing garden situated on a corner plot with patio area and space for multiple seating areas with part cover via timber pergola. Pathway leading to rear access backing onto woodland (adjacent to Howard Way, near Harlow Rugby Club). A further timber covered area currently housing Hot Tub (not for sale) but could be used as a further seating area. Two timber sheds for storage. Timber bar, great for entertaining. Large Koi pond. Access to front via timber gate. Various shrubs and plants in raised beds along boarder.

### Agents Notes

The walls of the property have been insulated throughout. The vendors have agreed a purchase with no onward chain so are able to offer a fast completion.

### Local Area

Long Ley is situated close to local amenities being under a mile from the Town Centre and under 1.5 miles from Harlow Town Train Station. There are multiple primary schools close-by (Freshwaters & The Downs) and secondary schools (Burnt Mill & St. Marks).





**Floor 0**

**Floor 1**

**Approximate total area<sup>m</sup>**

1017.73 ft<sup>2</sup>

94.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">84</div> </div>
(81-91) B			
(69-80) C		63	
(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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