



Copse Hill | Harlow | CM19 4PJ

Asking Price £450,000

 clarknewman

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AN EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE WITH DRIVEWAY AND GARAGE offering an abundance of potential. The ground floor comprises of a spacious entrance hall, cloakroom, fitted kitchen to the front with a range of wall and base units, separate dining room and large lounge with ample living and further dining space. The first floor benefits from two large double bedrooms and two generously sized single bedrooms and a family bathroom suite. The private rear garden offers patio, lawn and plenty of seating space. This property is being sold with no onward chain. Viewings advised.

- Four Bedrooms
- Driveway & Garage
- Council Tax Band: E
- Semi-Detached House
- No Onward Chain
- EPC Rating: TBC

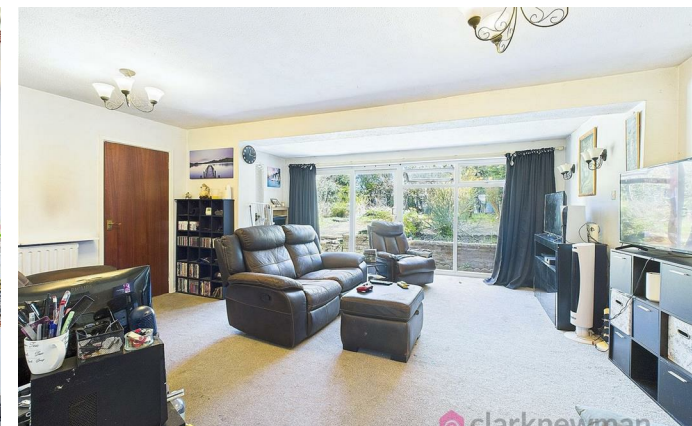
#### Front

Large frontage with driveway for one/two cars. The drive could easily be extended to accommodate further parking (STPP). Access to garden via side door.

#### Entrance Hall

5'08 x 9'04 (1.73m x 2.84m)

Front door, spacious entrance hall and storage cupboard. Internal doors to cloakroom, kitchen and lounge. Radiator to wall and stairs to first floor.





### Cloakroom

3'04 x 5'03 (1.02m x 1.60m)

Double glazed window to front, white toilet and sink.  
Radiator to wall.

### Kitchen

14'1 x 9'04 (4.29m x 2.84m)

Bright and airy kitchen with ample wall and base units, further benefits include integrated oven and hob with extractor fan above, plumbing for washing machine and space for fridge freezer. Large double glazed window to front, two generously sized storage cupboards and external door leading to garage and garden. Internal door to dining room.

### Dining Room

8'07 x 10'11 (2.62m x 3.33m)

Spacious dining room with radiator to wall and double glazed patio doors to garden. Internal door to lounge.

### Lounge

17'08 x 17'10 (5.38m x 5.44m)

Impressive lounge with ample living space and with the ground floor extension providing further space for dining. Double glazed patio doors to Garden and radiator to wall. Internal door to entrance hall.

### Landing

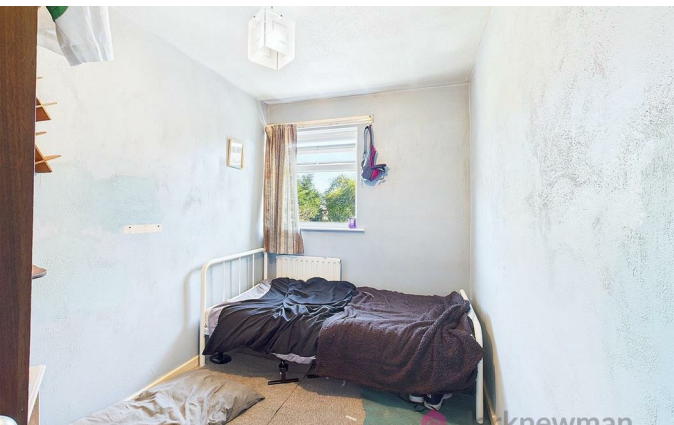
13'01 x 2'08 (3.99m x 0.81m)

Spacious landing with internal doors to bedrooms, family bathroom and storage cupboard. Loft hatch and double glazed window.

### Bedroom One

12'01 x 11'05 (3.68m x 3.48m)

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



### Bedroom Two

11'10 x 9'07 (3.61m x 2.92m)

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

### Bedroom Three

7'04 x 11'02 (2.24m x 3.40m )

Generously sized single bedroom with double glazed window to rear, ample space for wardrobes and radiator to wall.

### Bedroom Four

6'10 x 11'03 (2.08m x 3.43m)

Single bedroom with double glazed window to rear and radiator to wall.

### Bathroom

7'00 x 6'08 (2.13m x 2.03m)

Family bathroom suite offering bath with shower, white toilet and sink. Double glazed window to front and radiator to wall.

### Garden

An impressive private rear garden benefitting from patio, lawn and ample entertaining/seating space. Further features include access to garage and front.

### Garage

8'05 x 17'03 (2.57m x 5.26m)

Single garage with up and over door. Lighting and power.

### Local Area

Copse Hill is located within Harlow's most sought after, private developments. Copse Hill is situated just off of Kingsmoor Road and is situated close to local schooling and amenities.

### Probate

Copse Hill is a probate sale and while probate has been submitted, this is yet to be granted.





**Floor 0 Building 1**

- WC: 3'4" x 5'3" (1.03 x 1.62 m)
- Hallway: 5'8" x 9'4" (1.73 x 2.85 m)
- Kitchen: 14'1" x 9'4" (4.31 x 2.87 m)
- Dining Room: 8'7" x 10'11" (2.62 x 3.34 m)
- Living Room: 17'8" x 17'10" (5.39 x 5.46 m)

**Floor 1 Building 1**

- Bedroom: 11'10" x 9'7" (3.63 x 2.92 m)
- Bedroom: 12'1" x 11'5" (3.71 x 3.49 m)
- Bedroom: 6'10" x 11'3" (2.10 x 3.43 m)
- Bedroom: 7'4" x 11'2" (2.26 x 3.42 m)
- Bathroom: 7'0" x 6'7" (2.14 x 2.02 m)
- Landing: 13'1" x 2'8" (4.00 x 0.83 m)

**Floor 0 Building 2**

- Garage: 8'5" x 17'3" (2.57 x 5.26 m)

**Approximate total area<sup>1</sup>**

1319.85 ft<sup>2</sup>  
122.62 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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