



The Hornbeams | Harlow | CM20 1PL

Asking Price £320,000



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BACK ONTO THE MARKET: A THREE BEDROOM MID-TERRACE HOUSE located in a prime position close to train station, hospital and town centre. The ground floor comprises of a large entrance hall, fitted kitchen and spacious living room with French doors leading to garden. Upstairs benefits from two double bedrooms, a generously sized single bedroom, bathroom and separate WC. The rear garden is low maintenance with a combination of patio and artificial grass. Online virtual tour available.

- Three Bedrooms
- Prime Location
- Council Tax Band: C
- Mid-Terrace House
- Close to Harlow Train Station
- EPC Rating: TBC

Front

Block paved front with picket fence. Composite stable door to entrance hall.

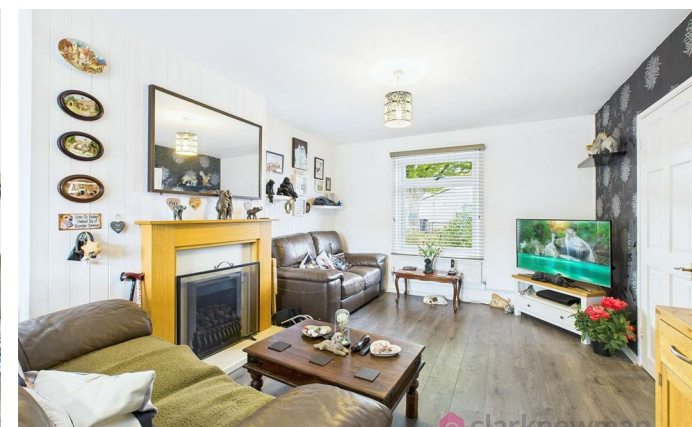
Entrance Hall

11;02 x 6'06 (3.35m;0.61m x 1.98m)

Composite stable door and UPVC double glazed bay window to front. Two built-in storage cupboards. Radiator to wall. Stairs to first floor. Internal doors to kitchen and living room.



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Living Room

21'03 x 9'08 (6.48m x 2.95m)

UPVC double glazed window to front and UPVC double glazed French doors to rear garden. Two radiators to walls. Gas fireplace and surround. Internal door to entrance hall.

Kitchen

11'01 x 10'08 (3.38m x 3.25m)

Two UPVC double glazed windows and door to garden. A range of base units with laminate work surfaces, breakfast bar and stainless steel sink and drainer. Gas boiler to wall. Plumbing for washing machine, dishwasher and freestanding gas cooker. Radiator to wall Internal door to entrance hall.

Landing

8'06 x 2'10 (2.59m x 0.86m)

Stairs to ground floor. Internal doors to bedrooms, bathroom and WC. Loft hatch above (partly boarded, no fixed light).

Bedroom One

12'06 x 11'01 (3.81m x 3.38m)

UPVC double glazed window to front aspect, radiator to wall. Alcove ideal for wardrobes. Internal door to landing.

Bedroom Two

8'07 x 11'10 (2.62m x 3.61m)

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

Bedroom Three

8'02 x 8'11 (2.49m x 2.72m)

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



Bathroom

8'04 x 5'09 (2.54m x 1.75m)

UPVC double glazed window to rear aspect. Fully tiled bathroom suite comprising of white P-shaped jacuzzi bath with curved shower screen and two shower heads. White pedestal sink and fitted cabinets to wall. Internal door to landing.

WC

5'06 x 2'08 (1.68m x 0.81m)

UPVC double glazed window. White WC. Internal door to landing.

Garden

Low maintenance garden with large patio (18'10 x 22'07) with picket fence and gate leading to artificial grass. At the rear of the garden there is a second patio and timber shed with lighting and power.

Local Area

Hornbeams is ideally situated being on the doorstep of Princess Alexandra Hospital (0.5 miles), only a short walk to Harlow Town Train Station (0.7 miles), and Town Centre (0.7 miles). There is also a good choice of schooling surrounding the property.

Agents Note

The sellers are open for discussion on any furniture that a buyer may want them to leave behind (wardrobes etc).











Approximate total area⁽¹⁾
852 ft²
79.3 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		70	75
(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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