



Park Hill | Old Harlow | CM17 0AE

Guide Price £325,000

 clarknewman

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GUIDE PRICE £325,000 - £350,000: AN ATTRACTIVE TWO/THREE BEDROOM END OF TERRACE HOUSE situated within the heart of Old Harlow. The property benefits from a driveway and garage with stairs leading to the front door, overlooking woodland. The ground floor comprises of a spacious lounge with kitchen, bathroom and study to rear. Upstairs benefits from two double bedrooms and WC (no bathroom) with a staircase in the front bedroom leading to the converted loft space. The rear garden is mostly paved with rear access to communal car park. Please read agents notes in full details.

- Two/Three Bedrooms
- Driveway & Garage
- Council Tax Band: D
- End of Terrace
- No Onward Chain
- EPC Rating:

Agents Notes

The seller has no personal knowledge of the property and cannot provide Building Regulations approval or associated documentation for the converted loft space. Following two previous sales falling through, the property is being sold on a buyer beware basis, with the asking price reflecting this position. Buyers should make their own enquiries and satisfy themselves before exchange of contracts.





Front

Block paved driveway with iron fencing. Brick built raised flower beds. Stairs to composite front door. Electric shutter door to garage.

Entrance

4'7" x 4'7" (1.40m x 1.40m)

Composite door to front. Internal door to living room. Radiator to wall.

Living Room

14'2" x 18'2" (4.32m x 5.54m)

Two UPVC double glazed windows overlooking woodland. Radiator to wall. Stone feature fireplace with electric fire (not tested). Stairs to first floor. Internal doors to entrance and kitchen.

Kitchen

13'10" x 7'1" (4.22m x 2.16m)

UPVC double glazed window to rear. Radiator to wall. Fitted kitchen with electric oven and hob. Laminate worktops and stainless steel sink and drainer. Gas boiler to wall (tested and working). Archway to study, internal doors to living room and inner hall.

Study

7'10" x 6'10" (2.39m x 2.08m)

UPVC double glazed French doors to garden, radiator to wall. Opening/archway to kitchen.

Inner Hall

7'3" x 3'0" (2.21m x 0.91m)

External glazed door to garden. Airing cupboard housing hot water cylinder. Radiator to wall. Internal doors to bathroom and kitchen.

Family Bathroom

8'1" x 6'4" (2.46m x 1.93m)

White three piece suite with glass screen and chrome bar shower over bath. Window to rear. Radiator to wall. Internal door to inner hall.

Landing

6'11" x 2'7" (2.11m x 0.79m)

Stairs to ground floor. Internal doors to bedrooms and WC.

WC

8'4" x 2'7" (2.54m x 0.79m)

White WC and pedestal sink to wall. Internal door to landing.



Bedroom One

11'10" x 9'1" (3.61m x 2.77m)

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

Bedroom Two

13'7" x 7'9" (4.14m x 2.36m)

UPVC double glazed windows to side and rear aspects. Radiator to wall. Stairs to loft bedroom. Internal doors to landing and staircase.

Loft Bedroom

13'8" x 8'11" (4.17m x 2.72m)

Large wooden framed Velux window. Radiator to wall. Plenty of storage within the eaves of the roof space. Stairs to bedroom two.

Garden

Fully paved garden with flowerbeds and rear access to communal parking. Exterior tap and exterior lighting. Timber shed and greenhouse.

Garage

8'6" x 19'8" (2.59m x 5.99m)

Electric roller door with remote fobs. Electric power sockets.

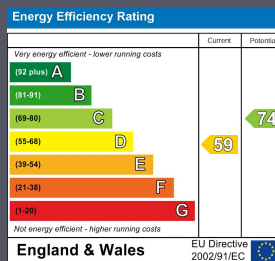
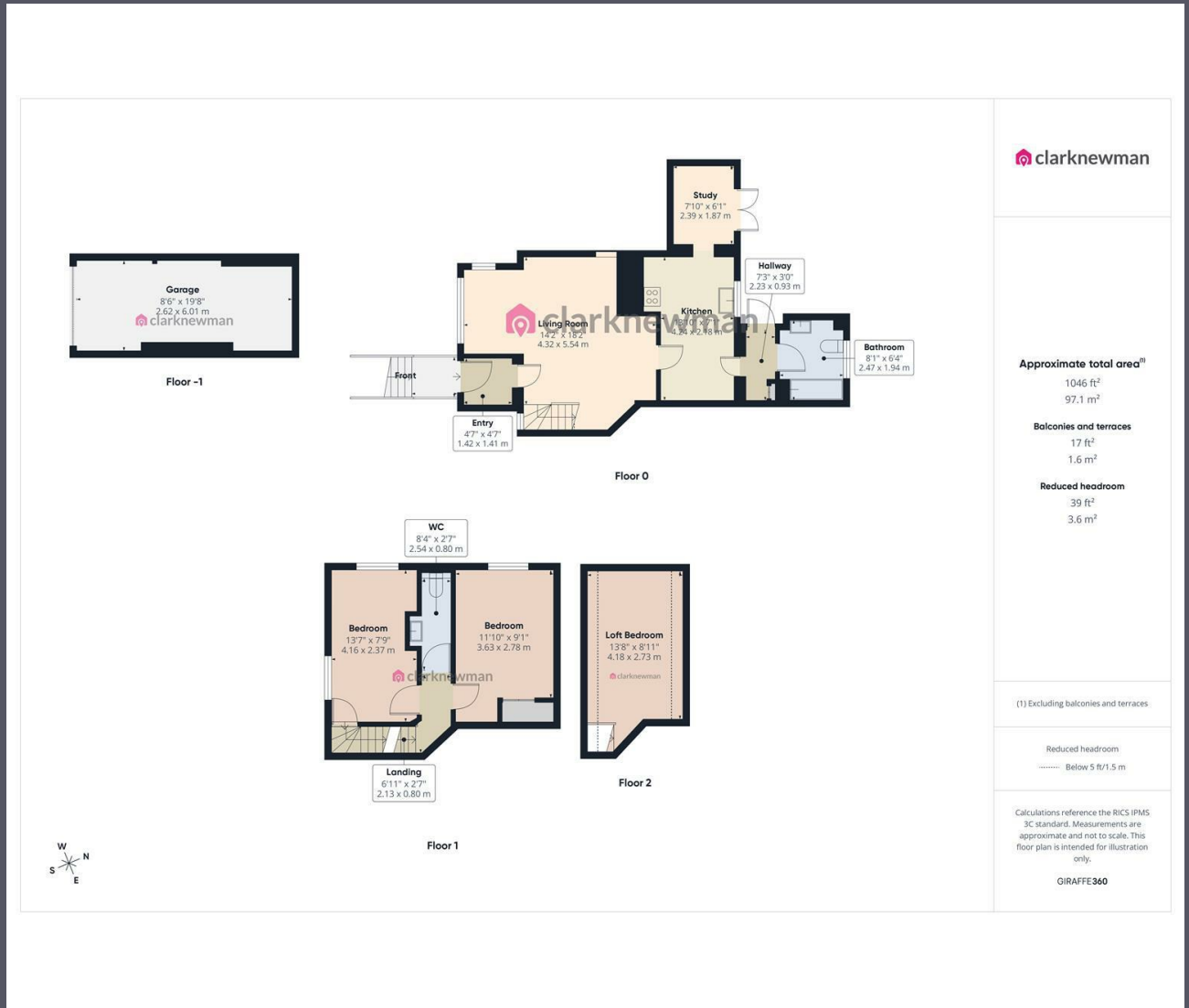
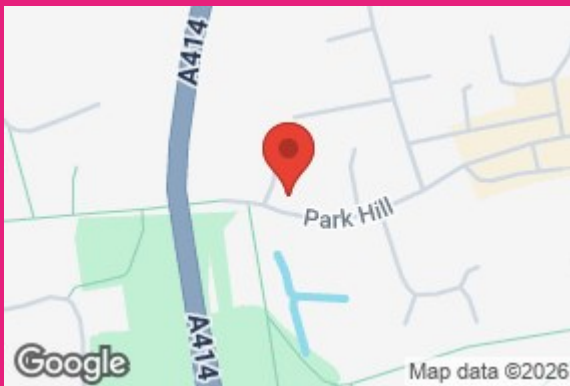
Local Area

Located in the heart of Old Harlow and is only a short walk away from Old Harlow High Street which boasts all amenities and schooling, as well as being only 0.5 miles away from Harlow Mill Train Station (with direct trains into London & Cambridge) and a short drive from M11 junction 7A. There is also a new David Lloyd leisure centre less than 1 mile away.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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