



Five Acres | Harlow | CM18 6UY

Asking Price £265,000

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A TWO DOUBLE BEDROOM END TERRACE with private garage to rear. The ground floor comprises of a spacious entrance hall with WC and a fitted kitchen through to the open plan living room. Upstairs benefits from two large double bedrooms and a family bathroom suite. The rear garden measures approximately 60ft with direct access into garage. The property is available chain free. Viewings advised.

- Two Double Bedrooms
- Well Presented
- Council Tax Band: C
- End of Terrace
- Garage to Rear
- EPC Rating: E

Front

Lawn to front with concrete path. Large communal car park to side.

Entrance Hall

11'00" x 5'04" (3.35m x 1.63m)

Double glazed door to street. Internal doors to WC, living room, kitchen and storage cupboard. Stairs to first floor. Heating vent to wall.

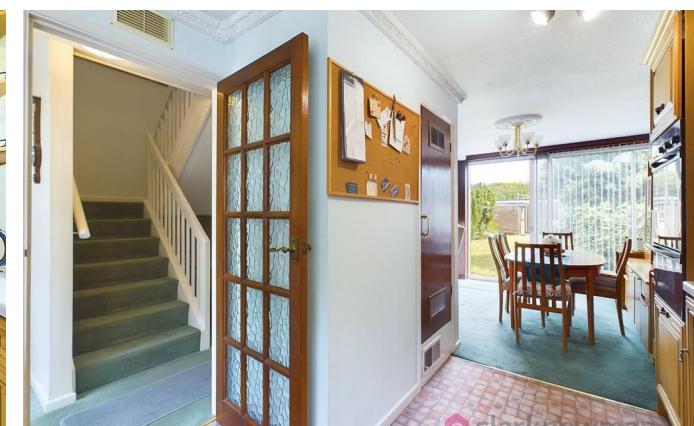
WC

5'00" x 4'03" (1.52m x 1.30m)

Double glazed window to front. WC and sink to wall. Internal door to entrance hall.



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Kitchen
12'00" x 8'08" (3.66m x 2.64m)
Double glazed window to front. Wooden fitted kitchen with a range of wall and base units, laminate worktops, sink and drainer. Integral appliances including dishwasher, double oven and electric hob. Plumbing for washing machine. Cupboard housing warm air heating system with vent below. Open plan to living room. Internal door to entrance hall.

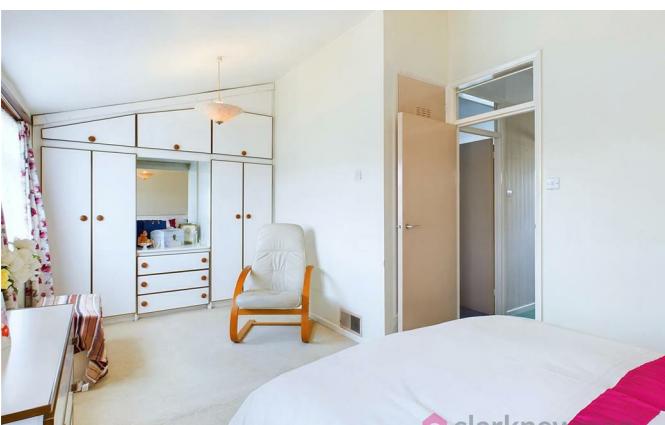
Living Room
11'00" x 19'00" (3.35m x 5.79m)
Large double glazed windows and two patio doors to garden. Electric feature fireplace with surround. Internal doors to entrance hall.

Landing
6'00" x 2'10" (1.83m x 0.86m)
Stairs to ground floor. Internal doors to bedrooms and family bathroom.

Bedroom One
11'00" x 18'10" (3.35m x 5.74m)
Two double glazed windows to rear. Built-in storage cupboards. Fitted bedroom furniture. Heating vent to wall. Internal door to landing.

Bedroom Two
11'00" x 8'08" (3.35m x 2.64m)
Double glazed window to front. Heating vent to wall. Internal door to landing.

Bathroom
5'00" x 9'10" (1.52m x 3.00m)
Double glazed windows to front. Fully tiled suite consisting of vanity sink, WC and shower cubicle (no bath). Internal doors to landing.



Garden

60' approx (18.29m approx)

Patio leading to large lawn with flower beds both sides and a variety of well established plants. Brick built shed. Timber door leading to rear garage.

Garage

17'00" x 7'10" (5.18m x 2.39m)

Up and over garage door to communal car park. Lighting and power points. Timber door to garden.

Local Area

Five Acres is located just-off of Southern Way between Bush Fair and Staple Tye shopping centres providing all your local shops and amenities. There is also a good choice of schooling surrounding Five Acres with both primary and secondary schools close-by. Southern Way is linked with the A414 with easy access onto M11.

Agents Notes

The property is vacant and available with no onward chain.





Floor 0 Building 1

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Approximate total area⁽¹⁾
901.05 ft²
83.71 m²

Reduced headroom
11.52 ft²
1.07 m²

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	80
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E31-54)	E	51
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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