



Miles Close | Harlow | CM19 4DX

Asking Price £355,000



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A THREE BEDROOM END TERRACE with large ground floor living, ideal for families or entertaining. The ground floor comprises of a spacious kitchen diner benefitting from a range of integral appliances and double doors leading to the cosy lounge. There is also a ground floor WC. Upstairs benefits from two double bedrooms, a single bedroom and a wet room. The double bedrooms are currently being redecorated but will be finished to a high standard to match the rest of the property. The L-shape garden wraps around the house with multi-level flowerbeds. Viewings advised.

- Three Bedrooms
- Immaculate Condition
- Council Tax Band: C
- End Terrace
- Private Development
- EPC Rating: D

#### Front

Patio to front with outside tap and access into garden. Storage cupboard/shed next to front door.

#### Entrance Hall

Composite door to front. Internal doors to WC, storage cupboard and kitchen diner. Stairs to first floor. Radiator to wall.





#### WC

UPVC double glazed window to front. Beige WC and corner sink. Radiator to wall. Internal door to entrance hall.

#### Kitchen Diner

16'4" x 12'5" (4.98 x 3.78)

UPVC double glazed window to front. Vertical radiator to wall. A range of wall and base units with integral appliances consisting of electric oven, microwave oven, fridge freezer and 5-ring gas hob with cooker hood above. Ceramic 1.5 sink and drainer with chrome mixer tap. Plumbing for washing machine. Under stairs storage cupboard. Internal door to entrance hall and double doors leading to lounge.

#### Lounge

15'8" x 12'8" (4.78 x 3.86)

UPVC double glazed window and French doors to garden. Double doors leading to kitchen. Vertical radiator to wall.

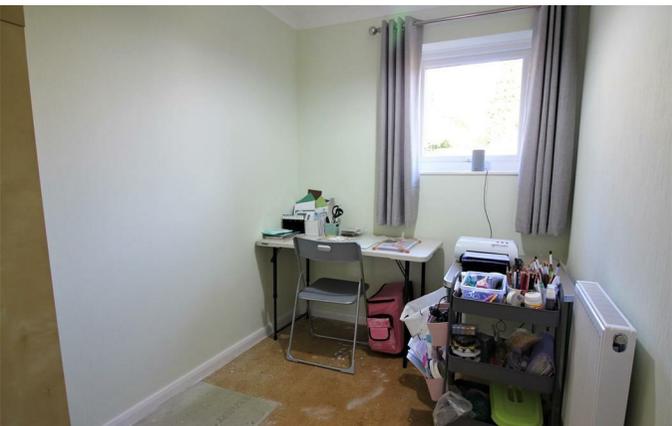
#### Landing

Stairs to ground floor. Large storage cupboard and airing cupboard housing hot water cylinder. Internal doors to bedrooms and wet room. Pull down loft hatch and ladder (loft boarded and has lighting).

#### Bedroom One

12'7" x 8'11" (3.84 x 2.72)

UPVC double glazed window to rear aspect. Radiator to wall. Built-in wardrobes. Internal door to landing. (Currently being redecorated, will be finished in neutral colours before completion).



### Bedroom Two

11'6" x 8'11" (3.51 x 2.72)

UPVC double glazed window to front aspect. Radiator to wall. Built-in wardrobes. (Currently being redecorated, will be finished in neutral colours before completion).

### Bedroom Three

9'1" x 6'6" (2.77 x 1.98)

UPVC double glazed window to rear aspect. Radiator to wall. Internal door to landing.

### Wetroom

6'5" x 5'11" (1.96 x 1.8)

Tiled wet room with electric shower to wall. White WC and wash hand basin to wall. Velux window. Chrome heated towel rail.

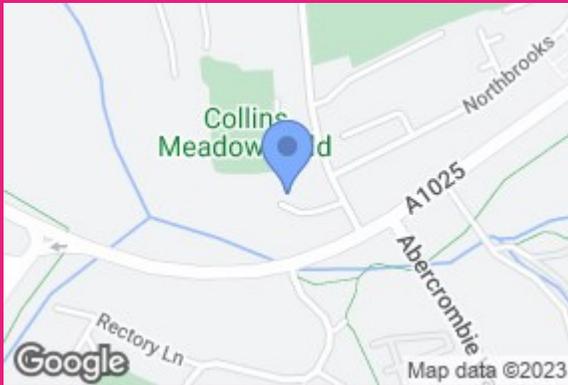
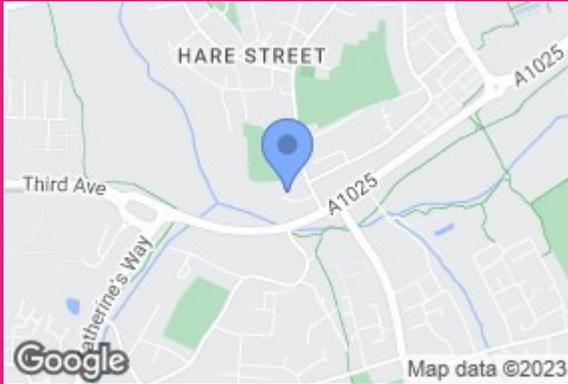
### Garden

Private rear garden with multi-level flowerbeds full of a variety of mature shrubs and plants. Large patio (greenhouse will not remain). Exterior power sockets and cold water tap. Large timber shed to side with access to front via timber gate.

### Location

Miles Close is a private cul-de-sac located off Harberts Road, next to Toddbrook House, only a short distance to Harlow Town Centre (0.5 miles) and Princess Alexandra Hospital (0.6 miles).





**Ground Floor**  
Approx. 46.5 sq. metres (500.5 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

| 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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