



Tunmeade | Harlow | CM20 3HL

Asking Price £300,000

 clarknewman

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A VACANT TWO DOUBLE BEDROOM MID TERRACE HOUSE benefitting from double driveway to front. The ground floor comprises of a spacious entrance hall, bright and airy lounge, large kitchen with a range of wall and base units and useful store room. The first floor offers two double bedrooms, a family shower room and two good sized storage cupboards. The private rear garden is low maintenance while still offering ample pots and plants. Further features include new carpets and paintwork throughout, gas heating via radiators and UPVC double glazed windows. This property is being sold with no onward chain. Viewings recommended.

#### Front

Double driveway. UPVC double glazed front door.

#### Entrance Hall

8'10 x 7'03 (2.69m x 2.21m)

Front door, large entrance hall, radiator to wall and stairs to first floor. Internal doors to Lounge and Store Room.

#### Lounge

11'06 x 13'09 (3.51m x 4.19m)

Bright and airy lounge with UPVC double glazed window, radiator to wall and gas fireplace (capped off) with surround.

#### Kitchen

8'01 x 13'09 (2.46m x 4.19m)

Large kitchen with a range of wall and base units featuring space for freestanding oven, plumbing for washing machine and larder cupboard. Two UPVC double glazed windows and internal door leading to Store Room.





### Store Room

5'11 x 4'07 (1.80m x 1.40m)

Under stairs storage and window and door to Garden.  
Internal door to Kitchen.

### Landing

Spacious landing with internal doors to double bedrooms and family shower room, UPVC double glazed window and two good sized storage cupboards.

### Bedroom One

14'03 x 10'02 narrowing to 6'11 (4.34m x 3.10m narrowing to 2.11m)

Double bedroom with UPVC double glazed window and radiator to wall.

### Bedroom Two

14'03 x 9'08 (4.34m x 2.95m)

Double bedroom with UPVC double glazed window and radiator to wall.



### Shower Room

5'06 x 6'07 (1.68m x 2.01m)

Modern shower room with large shower cubicle and electric shower, white toilet and sink. UPVC double glazed window and radiator to wall.



### Garden

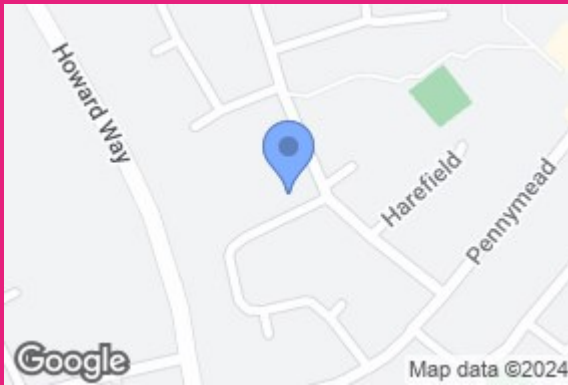
Private low maintenance rear Garden with ample pots and plants. Backing onto Allotments.



### Local Area

Tunmeade is a popular area in Harlow due to it's close proximity to The Stow Shopping Centre, local schooling and transport links to Harlow Town Centre.





### Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 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 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	78		

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs (92-100) A  
 (81-91) B  
 (69-80) C  
 (54-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions (92 plus) A  
 (81-91) B  
 (69-80) C  
 (54-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

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