Alexandra Road | Newhall | Harlow | CM17 9NU

clarknewman

Asking Price £315,000

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A TWO DOUBLE BEDROOM DETACHED COACH HOUSE with outdoor terrace and garage below. The property comprises of a bright and airy open plan kitchen and living room with double doors leading onto the outdoor terrace. There is a family bathroom suite and two double bedrooms, one with a mezzanine floor creating a snug loft bed. The vaulted ceilings allow plenty of light and space throughout. Viewings advised.

- Two Double Bedrooms
- Garage Below
- Council Tax Band: C
- Detached Coach House
- Well Presented
- EPC Rating: C

Front / Terrace

9'00" x 16'10" (2.74m x 5.13m)

Tiled floor with stairs leading to garage. Space for patio furniture. Solid external door to entry, double glazed doors to living room.

Entry

5'00" x 5'03" (1.52m x 1.60m)

Solid external door to front. Double glazed window and radiator to wall. Glazed door to living room and kitchen.

Kitchen & Living Area
21'00" x 10'06" (6.40m x 3.20m)
Double glazed doors to terrace, four double glazed windows to front and rear aspects allowing plenty of light. Tall vaulted ceiling with further windows in roof space. Two radiators to walls. Modern fitted kitchen with a range of wall and base units, solid worktops with breakfast bar and inset sink. Integral appliances including fridge, freezer, washing machine, oven and hob with cooker hood above.

Hallway
26'00" x 4'10" (7.92m x 1.47m)
Double glazed window to front aspect, radiator to wall. Open plan to kitchen and living area. Internal doors to bedrooms and family bathroom. Built-in fitted cupboard with sliding doors.

Bedroom One
11'00" x 9'03" (3.35m x 2.82m)
Two double glazed windows, tall vaulted ceiling with further windows in roof space. Radiator to wall. Built-in wardrobes with sliding doors. Internal door to hallway.

Bedroom Two
7'00" x 11'01" (2.13m x 3.38m)
Double glazed window, radiator to wall. The vendors have made use of the vaulted ceilings and installed a mezzanine flooring to create a loft bed and more space. Internal door to hallway.

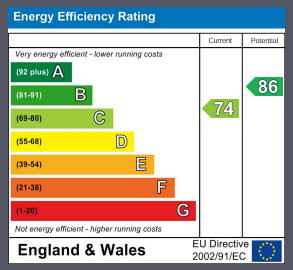
Bathroom
7'00" x 6'09" (2.13m x 2.06m)
Part tiled bathroom suite consisting of white WC, vanity sink with storage below and shower cubicle (no bath). Shaver socket to wall. Double glazed window to front aspect. Radiator to wall. Internal door to hallway.

DHV 938D

Garage
Single garage with up and over door. Lighting and power points.

Lease Information
The below figures have been provided to us by the vendors, but we are yet to see evidence:
Service Charges: £366.35 per quarter
Estate Charge: £83 per quarter
Ground Rent: £150 per annum
Lease: 109 years remaining

Local Area
Alexandra Road is in an excellent position within Newhall whilst being amongst the local facilities that Newhall has to offer including Co-op food store, two cafes and salons etc. Newhall is also a short drive to the new junction 7A of the M11. Harlow Town train station his direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Newhall is also only 6.5 miles to Epping Underground Station situated on the Central Line. Alexandra Road is also walking distance to Newhall Primary School, Fawbert & Barnard Infant' School and Mark Hall Academy (secondary school).



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