



Fir Park | Harlow | CM19 4JX

Asking Price £440,000



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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE benefitting from ground floor extension and double garage (in length). Located in the sought after area of 'The Parks' is this lovely family home. The ground floor comprises of a spacious entrance porch, large lounge with open plan living to separate dining room and large kitchen with a range of wall and base units. Upstairs offers two generously sized double bedrooms, a single bedroom and a family bathroom suite. The rear Garden is low maintenance and features several seating space. Viewings highly advised.

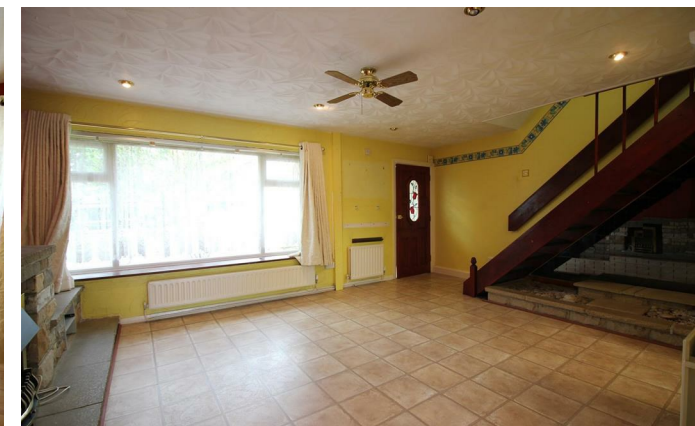
- Three Bedrooms
- Ground Floor Extension
- Council Tax Band: D
- Semi-Detached House
- Driveway & Double Garage (In Length)
- EPC Rating: D

Front

Driveway for two/three cars. Front door and garage with up and over door.

Porch

Front door, storage cupboard and internal door to Lounge.





Lounge

13'01 x 18'02 (3.99m x 5.54m)

Large lounge with feature fireplace and surround, large UPVC double glazed window to front and three radiators to wall. Stairs to first floor.

Access to Kitchen and separate Dining Room.

Dining Room

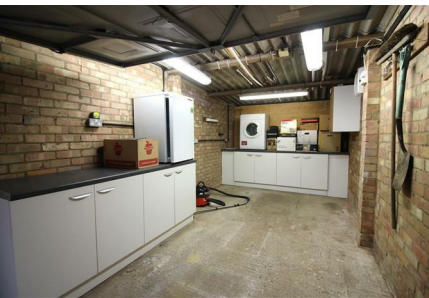
11'02 x 9'07 (3.40m x 2.92m)

Bright and airy dining room with UPVC double glazed window and French doors leading to rear Garden.

Kitchen

8'11 x 17'08 (2.72m x 5.38m)

Modern fitted kitchen with a range of wall and base units benefitting from space for freestanding oven and hob with extractor fan above, space for fridge freezer and plumbing for washing machine and dishwasher. Storage cupboard. UPVC double glazed window overlooking rear Garden and internal door leading to double Garage.



Landing

Spacious landing with UPVC double glazed window and internal doors to bedrooms and family bathroom.

Bedroom One

13'10 x 10'01 (4.22m x 3.07m)

Large double bedroom with fitted wardrobes, UPVC double glazed window and radiator to wall.

Bedroom Two

11'02 x 10'09 (3.40m x 3.28m)

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





Bedroom Three

7'03 x 9'03 (2.21m x 2.82m)

Generously sized single bedroom with UPVC double glazed window, radiator to wall and storage cupboard.

Bathroom

8'05 x 7'01 (2.57m x 2.16m)

Large family bathroom suite featuring jacuzzi style bath, separate shower cubicle, sink and toilet. Shavers socket, radiator to wall and two UPVC double glazed windows.

Garden

Private low maintenance Garden featuring decking, water feature and ample space for seating.

Double Garage

42'10 x 8'11 (13.06m x 2.72m)

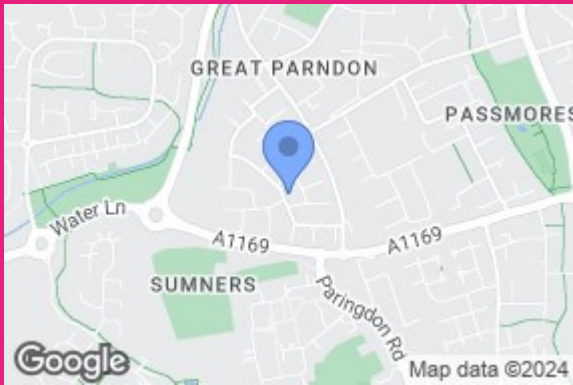
Double Garage (in length).

Up and over door with lighting and power. Access to Kitchen and Garden.

Garage extension is currently being used as a Utility Area with ample worktop/cupboard space.

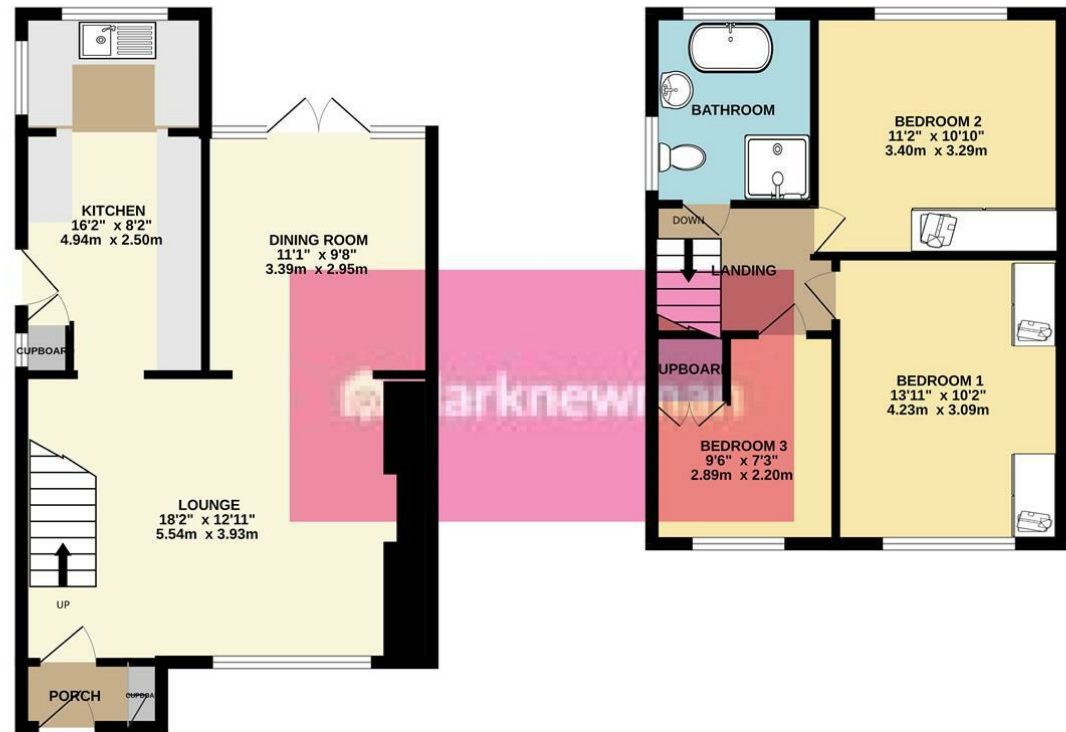
Local Area

Located in one of Harlow's most sought after areas of 'The Parks'. The property is situated close to local schooling and amenities.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	68	85
England & Wales	EU Directive 2002/91/EC	

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