



Fir Park | Harlow | CM19 4JT

Offers In Excess Of £425,000

 clarknewman

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A THREE BEDROOM SEMI-DETACHED HOUSE with driveway and garage located in the sought-after area of "The Parks". The ground floor comprises of a spacious entrance hall, WC, separate living and dining rooms and a fitted kitchen. Upstairs benefits from two double bedrooms, a single bedroom and a family bathroom suite. The rear garden is South facing and mostly laid to lawn. Viewings advised.

- Three Bedrooms
- Ground Floor WC
- Council Tax Band: D
- Semi-Detached House
- Driveway & Garage
- EPC Rating: D

#### Front

Lawn to front with a few shrubs and plants. Concrete driveway with space for multiple cars and access into garage via up and over door. Path leading to front door. Side access into garden via timber gate.

#### Porch & Entrance Hall

17'3" x 6'7" (5.26m x 2.01m)

UPVC double glazed door to front and side. Radiator to wall. Internal doors to WC & living room. Stairs to first floor.





## WC

5'2" x 2'11" (1.57m x 0.89m)

UPVC double glazed window to side aspect. Radiator to wall. White WC and sink to wall. Internal door to entrance hall.

## Living Room

12'11" x 11'5" (3.94m x 3.48m)

UPVC double glazed bay window to front, radiator to wall. Fireplace, hearth and surround. Folding double doors to dining room. Internal door to entrance hall.

## Dining Room

11'0" x 9'6" (3.35m x 2.90m)

Radiator to wall. Folding double doors to living room. Internal door to kitchen. UPVC double glazed patio doors to garden.

## Kitchen

10'6" x 8'2" (3.20m x 2.49m)

UPVC double glazed window to rear. Wood effect fitted kitchen with a range of wall and base units and laminate worktops. Stainless steel sink and drainer. Integral double oven, electric hob and cooker hood above. Plumbing for washing machine, space for fridge freezer. Cupboard housing gas boiler. UPVC double glazed door to driveway. Internal door to dining room.

## Landing

6'10" x 4'5" (2.08m x 1.35m)

UPVC double glazed window to side aspect. Internal doors to bedrooms and family bathroom. Loft hatch (ladder, insulated and part boarded).

## Bedroom One

13'9" x 8'8" (4.19m x 2.64m)

UPVC double glazed window to front, radiator to wall. A range of fitted wardrobes.



### Bedroom Two

10'11" x 10'7" (3.33m x 3.23m)

UPVC double glazed window to rear aspect. Fitted wardrobe. Built-in airing cupboard housing hot water cylinder. Internal door to landing.

### Bedroom Three

7'11" x 7'3" (2.41m x 2.21m)

UPVC double glazed window to front aspect, radiator to wall. Fitted wardrobes over stairs.

### Bathroom

8'4" x 7'5" (2.54m x 2.26m)

UPVC double glazed window to rear aspect and side aspect. Part tiled walls with vanity sink and plenty of storage. Bath with shower over bath and folding glass screen, WC. Extractor fan and fan heater to wall. Internal door to landing.

### Garden

South-facing rear garden with patio, lawn, various shrubs and plants. Timber gate for side access onto driveway.

### Garage

6'9" x 8'11" (2.06m x 2.72m)

Up and over garage door to front with window to rear. Lighting and power points.

### Agents Notes

The property benefits from cavity wall insulation with an ABC rated gas boiler (serviced annually). The loft is also insulated and part boarded.

### Local Area

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





**Floor 0 Building 1**

**clarknewman**

Approximate total area<sup>(1)</sup>  
1032.47 ft<sup>2</sup>  
95.92 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Floor 1 Building 1**

**Floor 0 Building 2**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	86
(B1-91)	B	
(B2-80)	C	
(D5-68)	D	
(E3-54)	E	67
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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