



Elmbridge | Old Harlow | CM17 0JX

Asking Price £485,000



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AN EXTENDED THREE BEDROOM END OF TERRACE HOUSE located within a private cul-de-sac just off Churchgate Street. The property is well presented throughout and features an extended, high-specification kitchen/dining room with a separate snug overlooking the garden. Further accommodation includes a spacious living room and ground floor WC. Upstairs offers two double bedrooms, a well-proportioned single bedroom and a stylish family bathroom fitted with both a bath and separate shower. The rear garden has been designed for low maintenance and provides access to the garage at the rear. The property is being offered for sale with no onward chain.

- Three Bedrooms
- End of Terrace
- Large Ground Floor Extension
- Well Presented
- Garage to Rear
- Chain Free
- Council Tax Band: D
- EPC Rating: TBC

#### Front

Set back from the road with a shingle front garden and concrete path leading to front door. Access to side/rear via timber gate.

#### Entrance Hall

5'11" x 13'6" (1.80m x 4.11m)

Composite double glazed door and panel to front. Stairs to first floor. Radiator to wall. Internal door to living room, doorway to kitchen.

#### Living Room

12'5" x 13'5" (3.78m x 4.09m)

UPVC double glazed window to front, radiator to wall. Internal door to entrance hall. Recessed spotlights in ceiling.





### Kitchen Diner

18'11" x 9'11" (5.77m x 3.02m)

Modern fitted kitchen with ample space for dining area. A combination of high gloss wall and base units with quartz worktops and 1.5 inset ceramic sink. Integral appliances including electric hob, with cooker hood above, Neff double oven, microwave oven, dishwasher and fridge freezer. Radiator to wall. Open plan to extended kitchen and snug. Doorway to entrance hall. Recessed spotlights in ceiling.

### Rear/Extended Kitchen

12'1" x 7'7" (3.68m x 2.31m)

Further high gloss base units with quartz worktops. Integral appliances including washing machine and tumble dryer. Two UPVC double glazed windows and double doors out to garden. Radiator to wall. Internal door to WC. Recessed spotlights in ceiling.

### Snug

9'1" x 7'7" (2.77m x 2.31m)

UPVC double glazed window to rear aspect, radiator to wall. Open plan to kitchen diner. Roof skylight in ceiling.

### WC

3'2" x 7'6" (0.97m x 2.29m)

UPVC double glazed window to side aspect. Radiator to wall. White WC and vanity sink with white high gloss wall and base units. Gas boiler located within cupboard. Internal door to kitchen.

### Landing

5'8" x 9'5" (1.73m x 2.87m)

UPVC double glazed window to side aspect. Stairs to ground floor. Internal doors to bedrooms and bathroom.

### Bedroom One

11'7" x 12'0" (3.53m x 3.66m)

UPVC double glazed window to front, radiator to wall. Internal door to landing. Recessed spotlights in ceiling.

### Bedroom Two

12'9" x 11'10" (3.89m x 3.61m)

UPVC double glazed window to rear, radiator to wall. Built-in airing cupboard. Internal door to landing.

### Bedroom Three

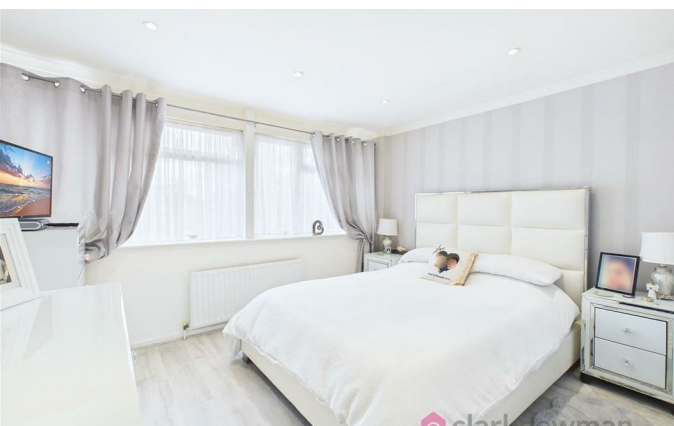
6'10" x 9'0" (2.08m x 2.74m)

UPVC double glazed window to front, radiator to wall. Internal door to landing.

### Bathroom

8'2" x 5'2" (2.49m x 1.57m)

UPVC double glazed window to rear aspect. Fully tiled bathroom suite comprising of white bath, WC, vanity sink and corner shower cubicle. Grey heated towel rail to wall. Internal door to landing. Recessed spotlights in ceiling.



## Garden

Landscaped rear garden mostly laid to patio with established shrubs and planted borders. Access to front via timber gate. To the side of the property there is a timber shed and integral storage room with power/electrics. Access to garage via timber door. Exterior lighting and tap.

## Garage (Rear)

7'11" x 9'1" (2.41m x 2.77m)

Garage has been partitioned into two, with side closest to the house being used as a useful store room/utility overspill. Lighting and power sockets. Timber door to garden, internal door to front of garage.

## Garage (Front)

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

Garage has been partitioned into two, with side furthest from the house being used as a smaller garage with electric roller door and vehicular access. Internal door to front half of garage.

## Agents Notes

In the deeds is also a small parcel of land in front of the garage which could be used for parking if needed.

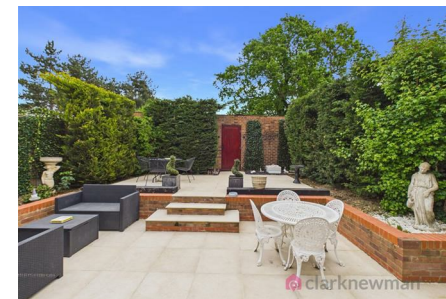
## Local Area

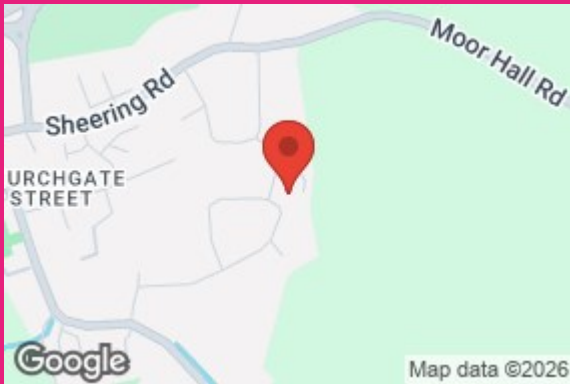
Elmbridge is a private turning just off Churchgate Street in Old Harlow, offering a peaceful setting surrounded by open countryside whilst still remaining conveniently close to local amenities. Nearby, Harlow provides a wide range of shops, schools, restaurants and leisure facilities, including The Harvey Centre and Water Gardens Shopping Centre. Saint Nicholas School (private) independent co-educational day school for pupils aged 2-16 years is only a short walk of 0.4 miles.

The area is well suited for those seeking outdoor space, with a number of country walks, bridleways and green spaces nearby. Commuters benefit from convenient access to the M11, A414 and nearby railway stations at Harlow Mill and Harlow Town, providing regular services into London Liverpool Street and Cambridge. Overall, Churchgate Street offers an attractive balance of village living, countryside surroundings and excellent connectivity. There is also a new David Lloyd leisure centre within approximately two miles.

## HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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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