



Canons Brook | Harlow | CM19 4EG

Asking Price £254,500



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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE with large West facing garden. The property comprises of a large entrance hall, bright and airy lounge, modern fitted kitchen and ground floor bathroom. The first floor offers two generously sized double bedrooms both of which benefitting from fitted wardrobes. The large rear garden offers patio with pergola, lawn and rear access. This property has been very well kept by the vendors and viewings are highly recommended.

- Two Double Bedrooms
- Large West Facing Garden
- Council Tax Band: C
- Mid Terrace House
- Well Presented Throughout
- EPC Rating: D

#### Front

Front garden with steps leading to front door.

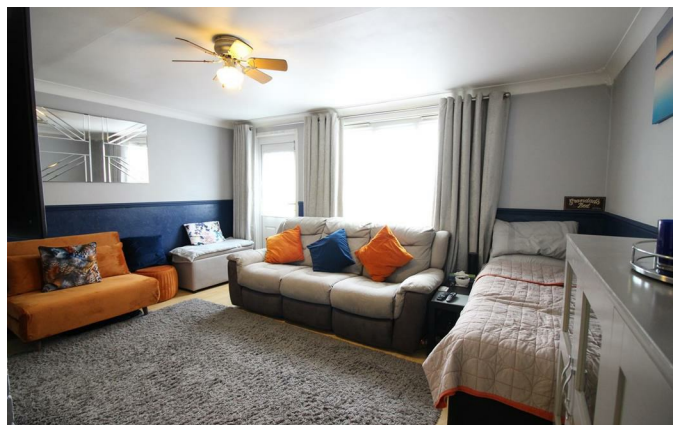
#### Entrance Hall

Large entrance hall with radiator to wall, internal doors to lounge and family bathroom. Stairs to first floor.

#### Lounge

12'06 x 14'11 (3.81m x 4.55m)

Well decorated bright and airy lounge with UPVC double glazed window and door to rear garden, radiator to wall and access to kitchen.





### Kitchen

10'04 x 6'05 (3.15m x 1.96m)

Modern fitted kitchen with a range of wall and base units featuring space for freestanding oven, fridge freezer, dishwasher and washing machine. UPVC double glazed window to front.

### Bathroom

5'01 x 7'09 (1.55m x 2.36m)

White three piece suite featuring bath with shower, white toilet and sink. UPVC double glazed window, radiator to wall and storage cupboard.

### Bedroom One

15'00 x 13'00 (4.57m x 3.96m)

Large double bedroom with a range of fitted wardrobes. UPVC double glazed window to rear and radiator to wall.

### Bedroom Two

15'01 x 7'11 (4.60m x 2.41m)

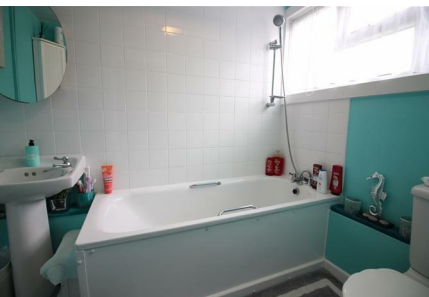
Large double bedroom with a range of fitted wardrobes. UPVC double glazed window to front and radiator to wall.

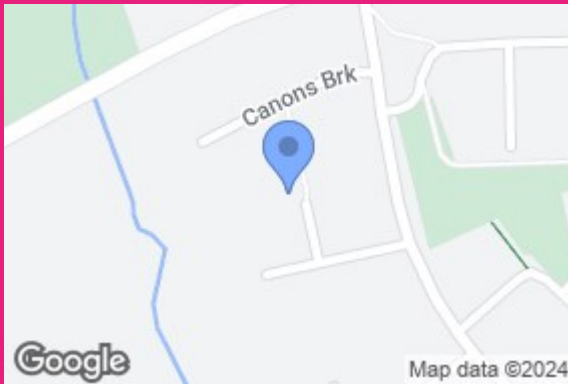
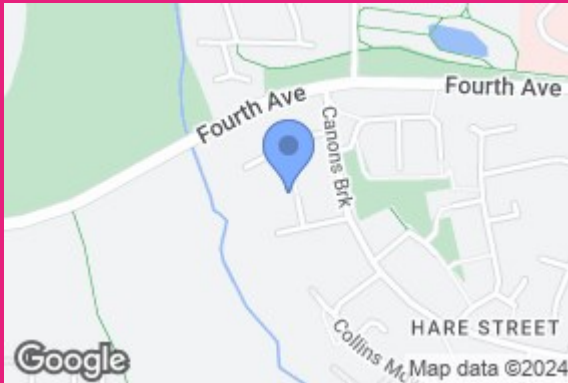
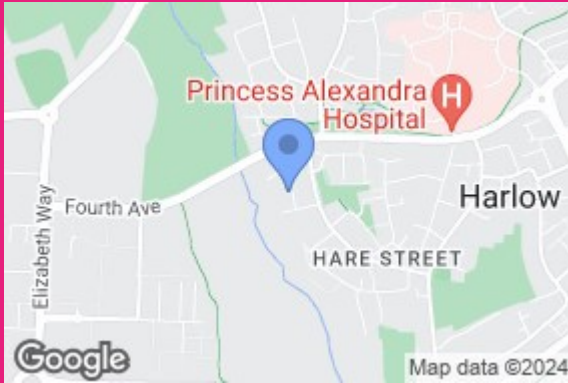
### Garden

Large (80 foot) West facing private garden offering ample entertaining space. The garden benefits from patio with pergola, lawn, shed and rear access.

### Local Area

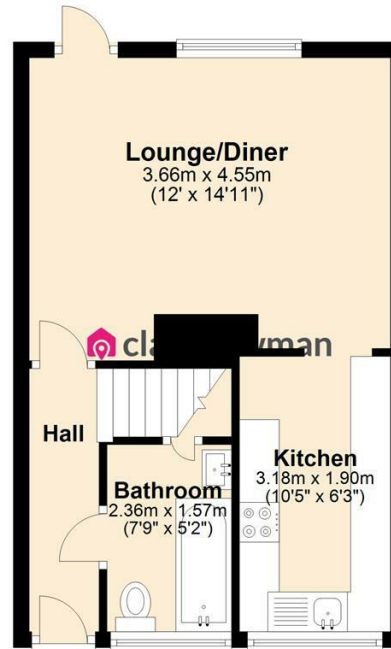
Canons Brook is situated in a popular area of Harlow and is within close proximity to local amenities, schooling, Princess Alexandra Hospital and Harlow Town Centre.





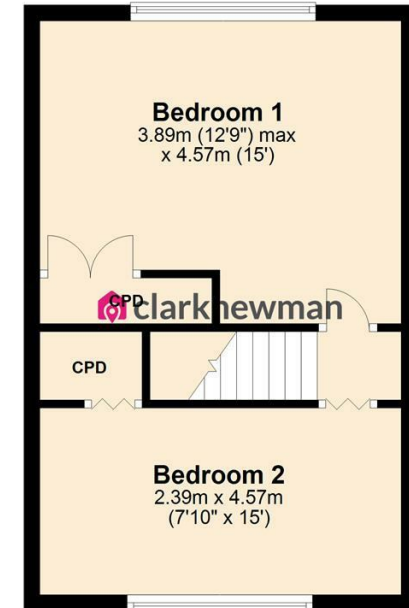
### Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 65.6 sq. metres (706.2 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
84	84	A	A
64	84	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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