



The Readings | Harlow | CM18 7BU

Offers Over £385,000

 clarknewman

The Readings |

Harlow | CM18 7BU

Offers Over £385,000

A RECENTLY RENNOVATED THREE BEDROOM MID TERRACE HOUSE with private driveway to front for two cars. The property has featured extensive renovations throughout and requires very little/no work throughout. The ground floor comprises of a spacious entrance hall, bright and airy lounge with ample entertaining/dining space, a modern fitted kitchen with a range of wall and base units as well as integrated appliances and a cloakroom. The first floor benefits from two generously sized double bedrooms, a single bedroom and a family bathroom suite. The private Garden has been recently relandscaped and benefits from patio, lawn and wooden shed to rear. Viewings highly advised.

- Three Bedrooms
- Driveway To Front
- Council Tax Band: C
- Mid Terrace House
- Immaculate Condition
- EPC Rating: C

Front

Private driveway to front for two cars.





#### Entrance Hall

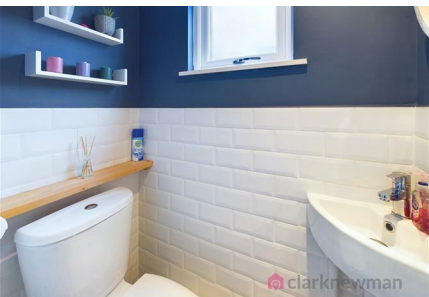
7'03 x 4'03 (2.21m x 1.30m)

Composite front door, spacious entrance hall and vertical radiator to wall. Internal doors to lounge, kitchen and cloakroom. Stairs to first floor.

#### Kitchen

9'08 x 18'01 (2.95m x 5.51m)

Impressive modern fitted kitchen with a range of wall and base units offering integrated gas hob with extractor fan above, double oven, dishwasher and space for fridge freezer. Further benefits include plumbing for washing machine, sink and drainer, large storage cupboard and UPVC double glazed window and door to garden. Internal doors to lounge and entrance hall.



#### Lounge/Diner

11'05 x 20'09 (3.48m x 6.32m)

Bright and airy lounge with ample entertaining space benefitting from UPVC double glazed window to front, radiators to wall and open plan living to dining area. UPVC double glazed doors to garden. Internal doors to kitchen and entrance hall.

#### Cloakroom

4'07 x 2'09 (1.40m x 0.84m)

Mosaic floor tiles, white toilet and sink. UPVC double glazed window and chrome heated towel rail.

#### Landing

1'04 x 3'0 (0.41m x 0.91m)

Large landing area with internal doors to bedrooms and family bathroom, loft hatch and storage cupboard.





### Bedroom One

11'06 x 10'10 (3.51m x 3.30m)

Large double bedroom with UPVC double glazed window to front, radiator to wall and useful storage cupboard.

### Bedroom Two

13'04 x 9'10 (4.06m x 3.00m)

Double bedroom with ample space for wardrobes featuring UPVC double glazed window to rear and radiator to wall.

### Bedroom Three

6'05 x 11'07 (1.96m x 3.53m)

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

### Bathroom

8'03 x 5'08 (2.51m x 1.73m )

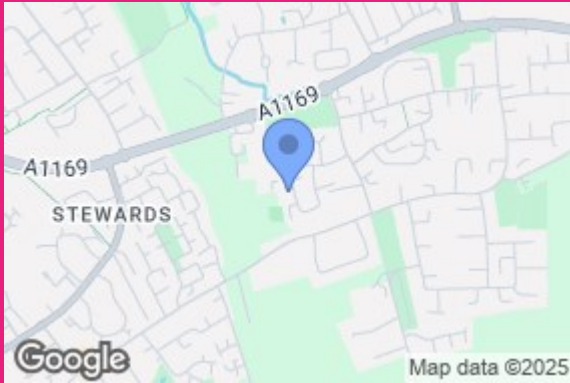
Luxury fitted fully tiled family bathroom suite offering bath with shower, white vanity sink and toilet. Chrome heated towel rail, extractor fan and two UPVC double glazed windows to rear.

### Garden

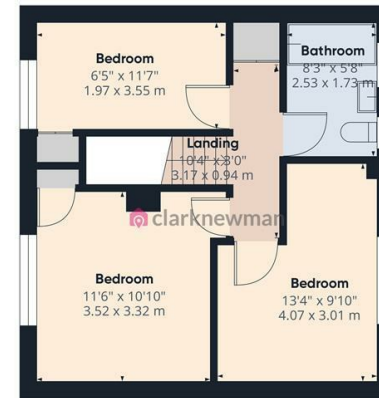
Private rear garden that has been recently re-landscaped. The garden benefits from patio to front with plenty of seating space, large lawn area and wooden shed to rear.

### Local Area

The Readings is in the South of Harlow, close by to Bush Fair Shopping Centre, benefiting from all local shops and amenities. There is also a good selection of schools nearby. The Readings is only a short drive to M11 Junction 7.



Floor 0



Floor 1

clarknewman

Approximate total area<sup>1</sup>  
868.76 ft<sup>2</sup>  
80.71 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(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	

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk