



Cooks Spinney | Harlow | CM20 3BL

Asking Price £310,000

 clarknewman

Cooks Spinney |  
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A TWO DOUBLE BEDROOM MID TERRACE HOUSE located in the sought after turning of Cooks Spinney. The property offers a large entrance hall, modern fitted kitchen with a range of wall and base units, dining room with access into a cosy lounge and conservatory. The first floor benefits from two large double bedrooms and a fully tiled family bathroom suite. The private rear Garden offers lawn and patio, as well as a large brick built shed. Viewings highly recommended.

- Two Double Bedrooms
- Popular Location
- Council Tax Band: C
- Mid Terrace House
- Brand New Combi Boiler
- EPC Rating: C

**Entrance Hall**  
Front door, spacious entrance hall and under stairs storage cupboard. Internal doors leading to lounge and kitchen. Stairs to first floor.





### Kitchen

Large kitchen featuring a range of wall and base units with integral oven and hob with extractor fan above, plumbing for appliances and space for fridge freezer. Storage cupboard housing brand new combination boiler.

UPVC double glazed window to rear and internal double doors leading to dining area.

### Dining Area

Ample entertaining space with radiator to wall. Open plan access to lounge and UPVC double doors leading to conservatory.

### Lounge

Cosy lounge with large UPVC double glazed window to front providing ample natural light and radiator to wall. Internal door to entrance hall.

### Conservatory

Quarter brick construction with UPVC double glazed windows and doors leading to private rear Garden.

### Landing

Spacious landing with storage cupboard and internal doors to double bedrooms and family bathroom suite. Loft hatch.

### Bedroom One

Large double bedroom with ample space for wardrobes, radiator to wall and large UPVC double glazed window to front.

### Bedroom Two

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



## Bathroom

Fully tiled family bathroom suite with white bath and shower, toilet and vanity sink. Chrome heated towel rail and UPVC double glazed window.

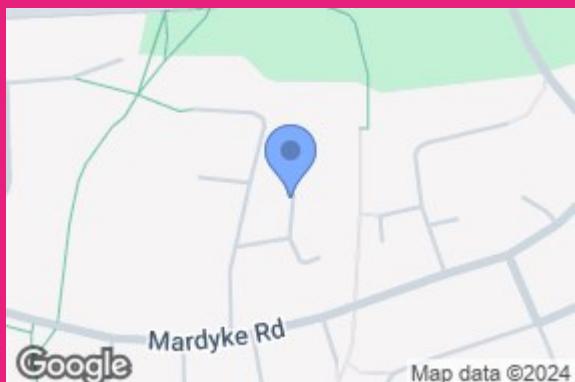
## Garden

Private rear Garden with ample entertaining space benefitting from lawn and patio. Large brick built shed (potential for home office) and rear access.

## More Info

Cooks Spinney is always a popular location within the town due it's close proximity to The Stow Shopping Centre which offers a variety of amenities and local schooling.





**Floor 0**

**Floor 1**

Approximate total area<sup>(1)</sup>  
788.78 ft<sup>2</sup>  
73.28 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.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	86
(B1-91)	B	72
(C1-80)	C	
(D1-68)	D	
(E1-54)	E	
(F1-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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