



East Park | Old Harlow | CM17 0SF

Asking Price £375,000



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Guide Price £375,000 - £400,000. AN EXTENDED TWO DOUBLE BEDROOM END TERRACE HOUSE located within the heart of Old Harlow. This property has been completely refurbished throughout and the vendors have left no stone unturned with their renovations. The ground floor comprises of a large porch leading to entrance hall, bright and airy lounge with open plan living to dining room, impressive modern fitted kitchen with a range of wall and base units, study area and cloakroom. The first floor offers two generously sized double bedrooms and luxury fitted family bathroom suite. The large South-facing rear garden benefits from patio, artificial turf and side access to front. Viewings are highly advised to appreciate the renovations carried out.

- Two Double Bedrooms
- End Terrace House
- Ground Floor Extension
- Immaculate Condition Throughout
- Council Tax Band: C
- EPC Rating: D

#### Front

Private front garden and composite front door. Side access to garden.

#### Entrance Hall

Large porch extension leading to entrance hall with radiator to wall, internal doors to cloakroom and lounge. Radiator to wall and stairs to first floor.





### Lounge

19'04 x 12'00 (5.89m x 3.66m)

Large living room with UPVC double glazed window to front, vertical radiator to wall and open plan living to kitchen/dining area.

### Kitchen/Dining Room

8'08 x 17'09 (2.64m x 5.41m)

Impressive modern fitted kitchen with a range of wall and base units benefitting from integrated double oven, hob with extractor fan above, fridge freezer, washing machine and dishwasher. Sink and drainer, UPVC double glazed window and internal door to study.

Large dining area with ample entertaining space, radiator to wall and UPVC double glazed bi-folding doors to garden.

### Study

4'06 x 6'03 (1.37m x 1.91m)

Useful study area with radiator to wall.

### Cloakroom

White toilet and vanity sink. Extractor fan and chrome heated towel rail.

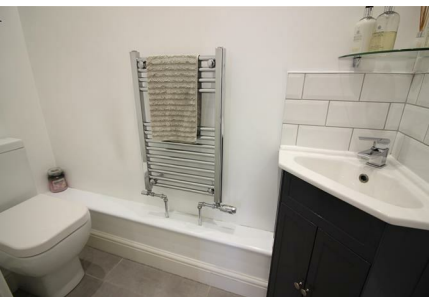
### Landing

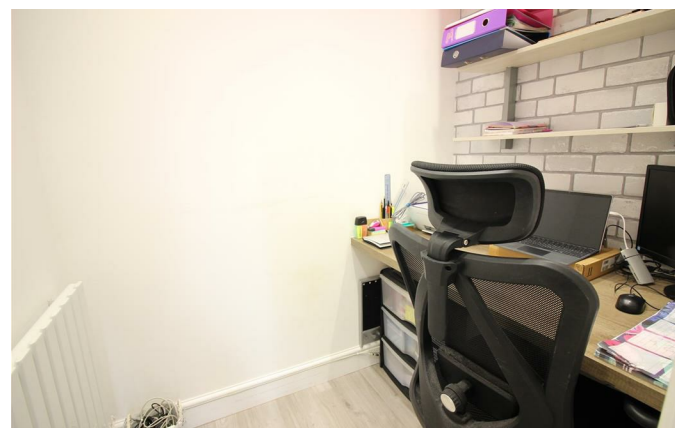
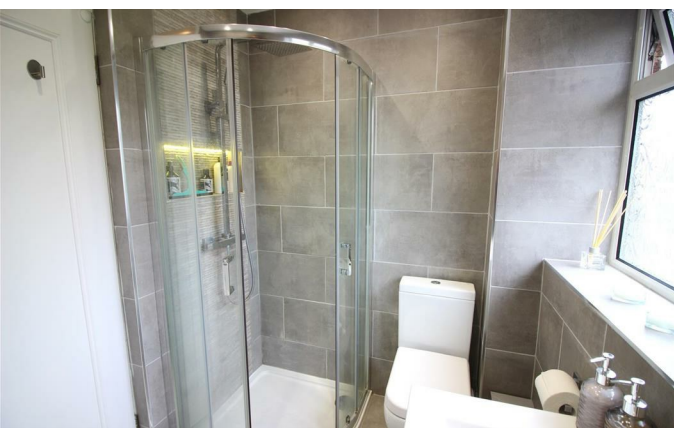
Large landing with loft hatch (combi boiler located in loft) and storage cupboard. Internal doors to bedrooms and bathroom.

### Bedroom One

9'02 x 15'07 (2.79m x 4.75m )

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





### Bedroom Two

9'10 x 10'11 (3.00m x 3.33m)

Double bedroom with UPVC double glazed window and radiator to wall.

### Bathroom

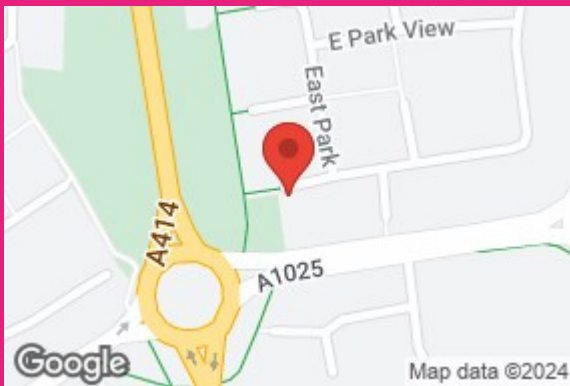
Luxury fitted fully tiled bathroom suite benefitting underfloor heating, bath with shower, vanity sink and toilet, large separate corner shower. UPVC double glazed window and extractor fan.

### Garden

A completely unoverlooked large South-facing rear garden benefitting from patio, artificial grass and brick built shed to rear. Side access to front. (Roughly 60 feet in length).

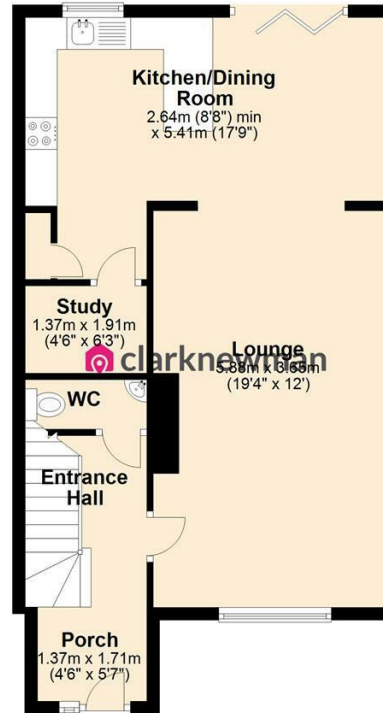
### Local Area

East Park is a sought-after area located in the heart of Old Harlow. This property is situated close to local amenities, schooling, Harlow Mill Train Station and M11 junction 7A. Harlow Mill Train Station has direct trains running to Tottenham Hale, London Liverpool Street & Cambridge.



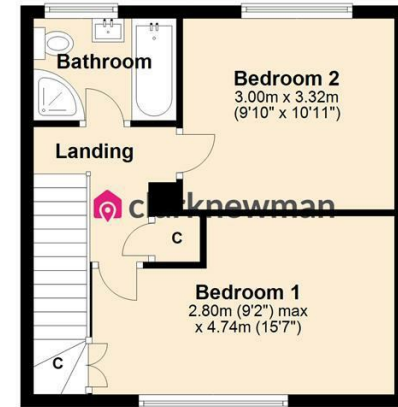
### Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



### First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	67
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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