



Joyners Field | Harlow | CM18 7QA

Asking Price £330,000



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A WELL KEPT THREE DOUBLE BEDROOM MID TERRACE HOUSE. The ground floor comprises of a large entrance hall, spacious lounge/diner, modern fitted kitchen and useful shower room. Upstairs offers three double bedrooms with storage cupboards and a family bathroom suite. The rear garden is low maintenance with artificial lawn, patio and decking. Other benefits include double glazing throughout and ample built in storage. Viewings highly advised.

- Three Double Bedrooms
- Convenient Location
- Ground Floor Shower Room
- Low Maintenance Garden
- Council Tax Band: C
- EPC Rating: TBC

Front

Block paved front with path to composite front door. To the rear of the property there is a communal car park with ample spaces.

Entrance Hall

11'8" x 5'5" (3.56m x 1.65m)

External composite door to front, internal doors to storage cupboard, inner hall and lounge. UPVC double glazed window to front. Stairs to first floor. Raditor to wall.





Inner Hall

7'11" x 3'4" (2.41m x 1.02m)

Internal doors to hallway, shower room and downstairs storage. Entrance to kitchen.

Shower Room

7'10" x 3'7" (2.39m x 1.09m)

Internal door to inner hall, chrome heated towel rail to wall, half tiled suite with white WC, pedestal sink and shower cubicle with thermostatic shower.

Kitchen

8'1" x 12'1" (2.46m x 3.68m)

Entrance to inner hall. UPVC double glazed window and door to garden. Range of wall and base units with laminate worktops and inset sink with drainer. Integrated double oven and hob with cooker hood above. Plumbing for washing machine and dishwasher. Serving hatch to lounge.



Living Room

21'7" x 9'1" (6.58m x 2.77m)

Internal door to entrance hall. UPVC double glazed window to front and patio door to garden. 2 grey designer radiators to wall. Serving hatch to kitchen.



Landing

2'8" x 10'4" (0.81m x 3.15m)

Stairs to ground floor, internal doors to bedrooms, bathrooms and storage cupboard.



Bedroom One

12'6" x 12'3" (3.81m x 3.73m)

Internal doors to landing and storage cupboard. UPVC double glazed window to front. Radiator to wall.



Bedroom Two

12'5" x 8'11" (3.78m x 2.72m)

Internal doors to landing and storage cupboard. Loft hatch. UPVC double glazed window to rear. Radiator to wall.

Bedroom Three

12'6" x 6'10" (3.81m x 2.08m)

Internal doors to landing and storage cupboard. UPVC double glazed window to front. Radiator to wall.

Bathroom

5'6" x 7'6" (1.68m x 2.29m)

Internal door to landing. Chrome heated towel rail to wall. Half tiled suite with WC, vanity sink with useful storage and white bath with shower screen and electric shower above.

Garden

A combination of patio, artificial grass and decking with various shrubs and plants. Timber shed at rear. Timber gate for rear access.

Local Area

Joyners Field is located close to Staple Tye shopping centre, just a short walk away (0.5 miles) providing local shops and amenities. There is a choice of schools within the local area (St Luke's Primary Academy, St James C of E Primary School & Stewards Academy). Joyners Field is situated 1.5 miles to Harlow Town Centre and 2 miles to Princess Alexandra Hospital.





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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