



Greygoose Park | Harlow | CM19 4JR

Offers In Excess Of £450,000



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AN EXTENDED THREE BEDROOM LINK-DETACHED in need of modernisation. The ground floor comprises of a huge living room with seperate dining area, spacious entrance hall with WC, kitchen and seperate utility room. The first floor benefits from two double bedrooms, a single bedroom and family bathroom suite. The rear garden is South-West facing with various shrubs and plants. To the front there is a driveway and garage. Viewings advised.

- Three Bedrooms
- Link-Detached House
- Ground Floor Extension
- Driveway & Garage
- Council Tax Band: E
- EPC Rating: TBC

Front

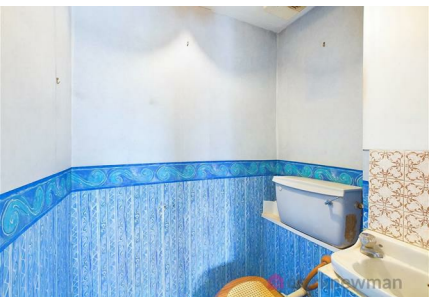
Driveway with space for multiple cars. Front lawn with tree and hedges. Timber gate for rear access into garden. Hardwood exterior door to entrance hall. Up and over garage door.

Entrance Hall

13'00" x 5'04" (3.96m x 1.63m)

Timber hardwood door to front with glass panels to side. Internal glazed window and door to living room. Radiator to wall. Internal door to WC.





WC

4'00" x 4'01" (1.22m x 1.24m)

Internal door to entrance hall. White WC and sink. Extractor fan to ceiling.

Living Room

24'00" x 13'08" (7.32m x 4.17m)

Double glazed window to front. Solid fuel back boiler (disconnected). Three radiators to walls. Stairs to first floor. Open plan to dining room. Internal glazed windows and doors to entrance hall and kitchen.

Dining Room

10'00" x 14'08" (3.05m x 4.47m)

UPVC double glazed windows and doors to side. Radiator to wall. Open plan to living room.

Kitchen

8'00" x 13'08" (2.44m x 4.17m)

UPVC double glazed window to garden. Internal window and door to living room. Open plan to utility room. Fitted kitchen with laminate work tops and double sink.

Utility Room

5'00" x 13'06" (1.52m x 4.11m)

UPVC double glazed window and door to garden. Open plan to kitchen. Oil-fuelled boiler.

Landing

Stairs to ground floor. Airing cupboard over stairs. Internal doors to bedrooms and bathroom. Loft hatch.

Bedroom One

9'00" x 13'09" (2.74m x 4.19m)

Double glazed window to front, radiator to wall. Internal door to landing.



Bedroom Two

8'00" x 13'08" (2.44m x 4.17m)

Double glazed window to rear, radiator to wall. Internal door to landing.

Bedroom Three

8'00" x 7'09" (2.44m x 2.36m)

Double glazed window to side, radiator to wall. Two built-in double wardrobes. Internal folding door to landing.

Bathroom

5'00" x 7'08" (1.52m x 2.34m)

Double glazed window to side. Burgundy bathroom suite with shower over bath. Radiator to wall. Internal door to landing.

Garden

South-West facing rear garden with concrete patio to side, timber gate for access to front, two timber sheds. Green oil tank. Patio to rear with tiered garden and stairs leading to patio at rear/top. Various shrubs and plants.

Garage

17'00" x 9'01" (5.18m x 2.77m)

Up and over door to front. Lighting and power sockets.

Local Area & Agents Notes

Located in one of Harlow's most sought after areas of 'The Parks'. The property is situated close to local schooling and amenities. With this style of property there is plenty of potential to extend over the garage or/and convert the garage to a useable room (subject to planning permissions and footings).





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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