



Westfield | Harlow | CM18 6AS

Asking Price £325,000

 clarknewman

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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE situated in the highly sought after turning of Westfield. The ground floor of the property comprises of a spacious entrance hall, large lounge/diner with ample living space, modern fitted kitchen offering a range of wall and base units and a very useful study. The first floor benefits from two larger than average double bedrooms, a fully tiled bathroom suite with separate toilet. The rear Garden is low maintenance and offers decking and artificial turf. Viewings highly recommended.

- Two Double Bedrooms
- Mid Terrace House
- Well Presented Throughout
- Sought After Location
- Council Tax Band: C
- EPC Rating: C

Front

Ample street parking. Permit not required.

Entrance Hall

7'01 x 5'08 (2.16m x 1.73m)

UPVC double glazed front door, spacious entrance hall with radiator to wall and stairs to first floor. Opening to kitchen and lounge/diner.

Lounge/Diner

19'03 x 10'00 (5.87m x 3.05m)

Bright and airy lounge/diner offering plenty of living and dining space. UPVC double glazed window to front providing natural light, radiator to wall and sliding doors to rear leading to Study.



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## Kitchen

16'01 x 13'02 (4.90m x 4.01m)

Modern fitted kitchen offering a range of wall and base units featuring integrated oven and hob with extractor fan above, plumbing for washing machine/tumble dryer and space for under counter fridge and freezer. UPVC double glazed door leading to front, UPVC double glazed window to front and rear.

UPVC double glazed door leading to Garden.

## Playroom/Study

6'07 x 7'10 (2.01m x 2.39m)

Very useful ground floor study/playroom. Sliding doors leading to lounge/diner and external door to Garden.

## Landing

2'08 x 6'10 (0.81m x 2.08m)

Landing area with internal doors to double bedrooms, bathroom and separate toilet. Loft hatch above.

## Bedroom One

16'01 x 10'05 (4.90m x 3.18m)

Impressive double bedroom with UPVC double glazed windows to the front and rear, radiator to wall and ample space for wardrobe/furniture.

## Bedroom Two

10'03 x 9'10 (3.12m x 3.00m)

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

## Bathroom

5'05 x 5'08 (1.65m x 1.73m)

Fully tiled bathroom suite featuring white bath with shower above, vanity sink and heated towel rail to wall. UPVC double glazed window to rear.

## WC

2'06 x 5'10 (0.76m x 1.78m)

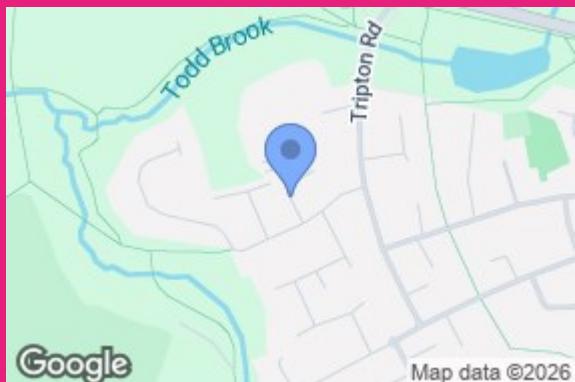
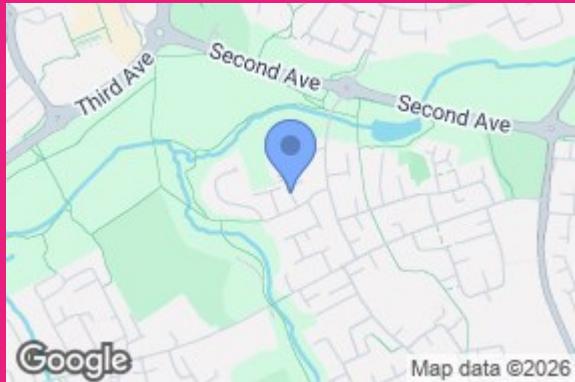
Fully tiled with toilet and heated towel rail. UPVC double glazed window to rear.

## Garden

Low maintenance rear Garden which has been recently landscaped by the vendors. Features include, decking to the front providing ample seating space, artificial turf and shed to rear.

## Local Area

Westfield is always a popular area within Harlow due to its close proximity to local schooling (both primary and secondary schools). Bush Fair shopping Centre is only a short walk away (0.5 miles) where all local amenities are provided. Further benefits include a short drive away from Harlow Town Centre and Harlow M11 Junction 7A (both comfortably under two miles away).



Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
806 ft<sup>2</sup>  
74.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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 2002/81/EC	EU Directive 2002/81/EC

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