



Swallows | Old Harlow | CM17 0AR

Asking Price £380,000

 clarknewman

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BACK AVAILABLE: A THREE BEDROOM END TERRACE HOUSE with large driveway and garage. The ground floor comprises of a spacious entrance hall, large lounge with separate dining room, fitted kitchen, cloakroom and direct access into garage. The first floor benefits from two generously sized double bedrooms and a single bedroom with all rooms featuring fitted wardrobes and a family bathroom suite. The rear garden is low maintenance and offers side access to front. Viewings highly recommended.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: C
- End Terrace House
- Sought After Location
- EPC Register: TBC

#### Front

Large driveway and single garage.

#### Entrance Hall

Front door and double glazed window, spacious entrance hall, internal doors to cloakroom and garage. Access into lounge.

#### Lounge

11'08 x 11'03 (3.56m x 3.43m)

Bright and airy lounge with large double glazed window to front, radiator to wall and storage cupboard. Stairs to first floor and internal door to dining room.

#### Dining Room

17'00 x 10'03 (5.18m x 3.12m )

Large dining space with ample entertaining space, double glazed window and patio doors to garden, radiator to wall and internal door to Kitchen.





#### Kitchen

12'10 x 8'04 (3.91m x 2.54m)

Fitted kitchen with a range of wall and base units offering integral double oven and hob, space for under counter fridge and freezer. Double glazed windows and door to garden. Radiator to wall.

#### Landing

Internal doors to bedrooms and family bathroom. Loft hatch.

#### Bedroom One

12'08 x 7'07 (3.86m x 2.31m )

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

#### Bedroom Two

9'06 x 9'02 (2.90m x 2.79m)

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

#### Bedroom Three

8'05 x 7'09 (2.57m x 2.36m)

Single bedroom with fitted wardrobes, double glazed window and radiator to wall.



#### Shower Room

5'02 x 9'01 (1.57m x 2.77m)

Shower room with large walk in shower, vanity sink and toilet. Double glazed window, chrome heated towel rail and extractor fan.

#### Garden

Low maintenance rear garden with side access leading to front.

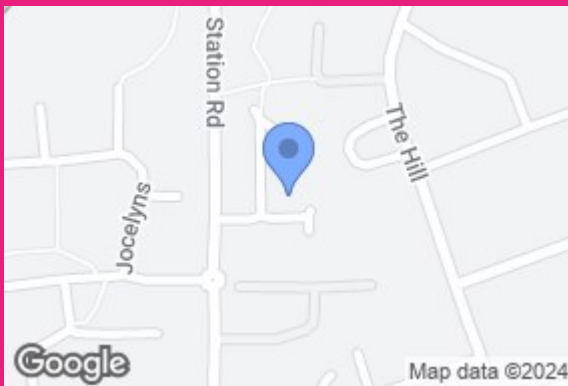
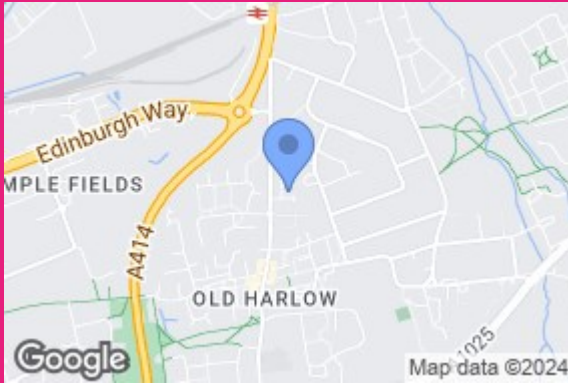
#### Garage

18'02 x 8'01 (5.54m x 2.46m)

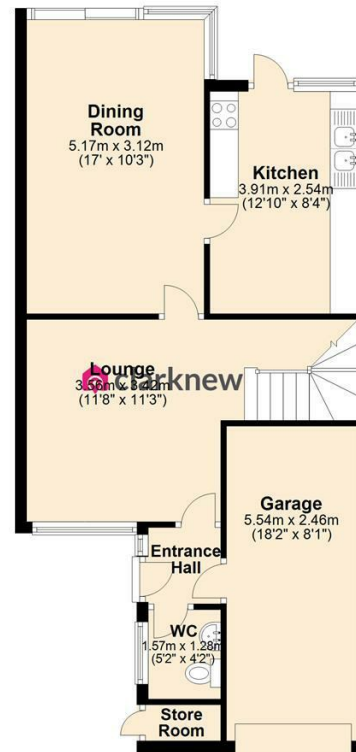
Single garage with lighting and power. Up and over door.

#### Local Area

Swallows is located in the heart of Old Harlow and is a short walk away from Old Harlow high street which boasts all amenities and schooling, as well as being only 0.4 miles away from Harlow Mill train station and a short drive from M11 junction 7A.



**Ground Floor**  
Approx. 62.9 sq. metres (677.2 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 69	 85	 A	 A
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC

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