



Iceni Square | Harlow | CM18 7FL

Offers Over £375,000

 clarknewman

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A MODERN THREE BEDROOM END OF TERRACE HOUSE built in 2018 benefiting from two allocated parking spaces. This property has been kept immaculately by the vendors and an internal viewing is highly recommended. The ground floor comprises of a spacious entrance hall, WC and open plan lounge kitchen diner. The contemporary kitchen hosts a range of built-in appliances and a variety of wall and base units. Upstairs features two double bedrooms, a single bedroom and family bathroom suite. The South-West facing rear garden is low maintenance with rear access. Online virtual tour available.

- Three Bedrooms
- End Terrace House
- Parking To Front
- Immaculate Condition Throughout
- Council Tax Band: D
- EPC Rating: B

Front

Two allocated parking spaces. Ample visitors bays.

Entrance Hall

3'10 x 10'03 (1.17m x 3.12m)

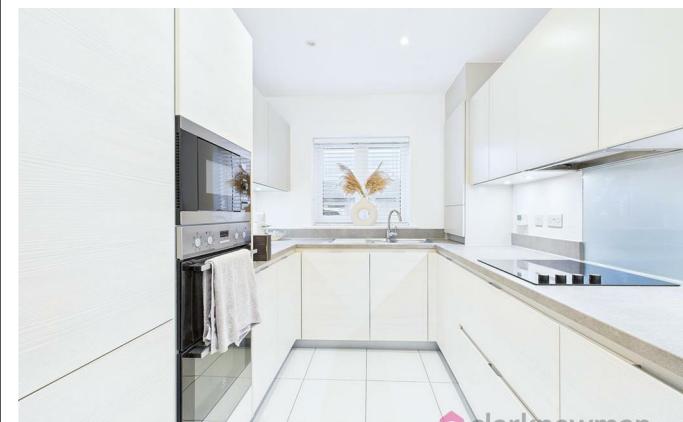
Spacious entrance hall with radiator to wall, internal door to cloakroom and access to lounge/diner and kitchen. Stairs leading to first floor.

Lounge/Diner

7'11 x 25'05 (open plan living) (2.41m x 7.75m (open plan living))

Impressive lounge/diner with open plan living to the modern fitted kitchen.

The lounge/diner offers ample living space with UPVC double glazed window and doors leading to the private rear garden, radiator to wall and useful storage cupboard.





Kitchen

7'11 x 25'05 (open plan living) (2.41m x 7.75m (open plan living))
Modern fitted kitchen with a range of wall and base units offering integrated double oven, induction hob, microwave, dish washer, washing machine and fridge freezer. UPVC double glazed window to front and boiler to wall.

Cloakroom

3'03 x 6'10 (0.99m x 2.08m)
White toilet and sink. Radiator to wall and UPVC double glazed window to front.

Landing

3'06 x 10'02 (1.07m x 3.10m)
Large landing area with internal doors to bedrooms and family bathroom. Loft hatch with attached ladder and further storage cupboard.

Bedroom One

8'03 x 12'05 (2.51m x 3.78m)
Large double bedroom offering built in wardrobes, UPVC double glazed window to front and radiator to wall.

Bedroom Two

8'4 x 12'08 (2.44m-1.22m x 3.86m)
Large double bedroom offering built in wardrobes, UPVC double glazed window to rear and radiator to wall.

Bedroom Three

6'11 x 8'00 (2.11m x 2.44m)
Generously sized single bedroom with UPVC double glazed window to rear and radiator to wall.

Bathroom

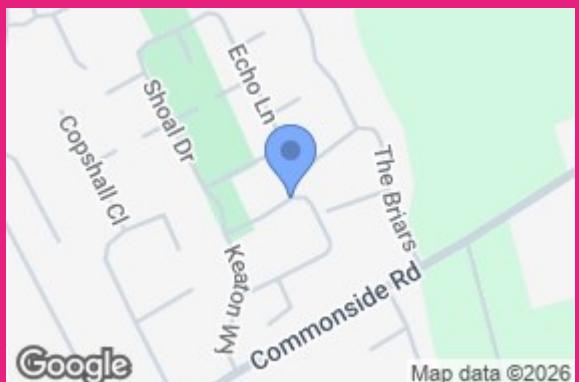
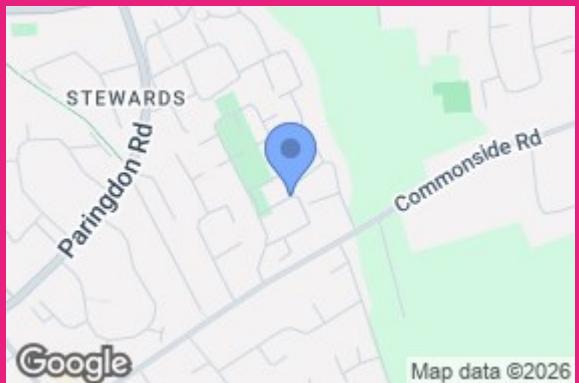
6'11 x 5'05 (2.11m x 1.65m)
Luxury fitted, fully tiled family bathroom suite offering bath with shower, sink and toilet. UPVC double glazed window to front, extractor fan, and chrome heated towel rail to wall.

Garden

Low maintenance rear garden with patio offering plenty of space for seating, lawn and rear access via gate.

Local Area

Iceni Square was built in 2018 within the popular Atelier development by Countryside Homes, situated off Commonside Road. Eve Drive benefits from excellent transport links, with Harlow Town Station just a short journey away, providing direct rail services to the City. A regular bus service connects residents to Epping Station, linking them to the Central Line. For those travelling by road, the development is conveniently located off junction 7 of the M11, facilitating easy access to the M25, Stansted Airport, and beyond. There is a great choice of both primary and secondary schools within close proximity. There is a local estate charge payable of £209 per annum.



Kitchen / Living Area
7'11" x 25'5"
2.43 x 7.75 m

Entrance Hall
3'10" x 10'3"
1.19 x 3.13 m

WC
3'8" x 6'10"
0.99 x 2.11 m

Bedroom
8'3" x 12'5"
2.54 x 3.79 m

Bedroom
8'4" x 12'8"
2.55 x 3.87 m

Bathroom
6'11" x 5'5"
2.12 x 1.67 m

Bedroom
6'11" x 8'0"
2.12 x 2.44 m

Landing
3'6" x 10'2"
1.09 x 3.10 m

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Approximate total area⁽¹⁾
743 ft²
69 m²

(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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B1-B1) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B2-B2) C	
(55-68) D		(B3-B3) D	
(39-54) E		(B4-B4) E	
(21-38) F		(B5-B5) F	
(1-20) G		(B6-B6) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/81/EC

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