



Church Leys | Harlow | CM18 6BY

Asking Price £310,000

 clarknewman

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A TWO DOUBLE BEDROOM MID TERRACE HOUSE recently redecorated throughout. The ground floor comprises of a spacious entrance hall, bright living room with windows on dual aspects and a fitted ready to use kitchen with appliances included. Upstairs benefits from two double bedrooms, a family bathroom suite and separate WC. The rear garden is South-facing with a combination of patio, lawn and flowerbeds. The property is available with no onward chain/chain-free. Online virtual tour available.

- Two Double Bedrooms
- Recently Redecorated
- Council Tax Band: C
- Mid-Terraced House
- South-Facing Garden
- EPC Rating: TBC

Front

Front garden mostly laid to lawn with concrete path and flowerbed. UPVC double glazed door to entrance hall.

Gated alley to side for rear access.

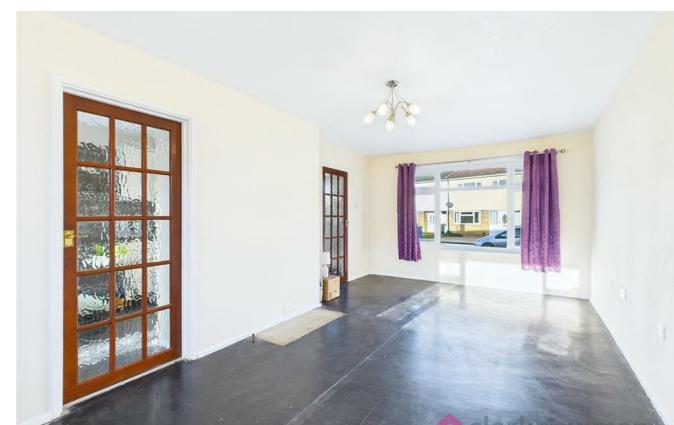
Entrance Hall

3'4" x 8'9" (1.02m x 2.67m)

UPVC double glazed window and door to front. Stairs to first floor. Radiator to wall. Internal glazed doors to living room and kitchen.



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Living Room

10'0" x 19'2" (3.05m x 5.84m)

UPVC double glazed windows to front and rear aspects. Radiator to wall. Internal glazed doors to entrance hall and kitchen.

Kitchen

6'3" x 9'11" (1.91m x 3.02m)

UPVC double glazed window and door to garden. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Two built in storage/larder cupboards. Appliances including freestanding cooker, washing machine and fridge to be included in sale. Chrome radiator to wall. Internal glazed doors to living room and entrance hall.

Landing

7'8" x 6'8" (2.34m x 2.03m)

Stairs to ground floor. Internal doors to bedrooms, bathroom and airing cupboard (housing gas combi boiler). Loft hatch above.

Bedroom One

17'1" x 9'1" (5.21m x 2.77m)

UPVC double glazed window to front, radiator to wall. Built-in cupboard over stairs. Internal door to landing.

Bedroom Two

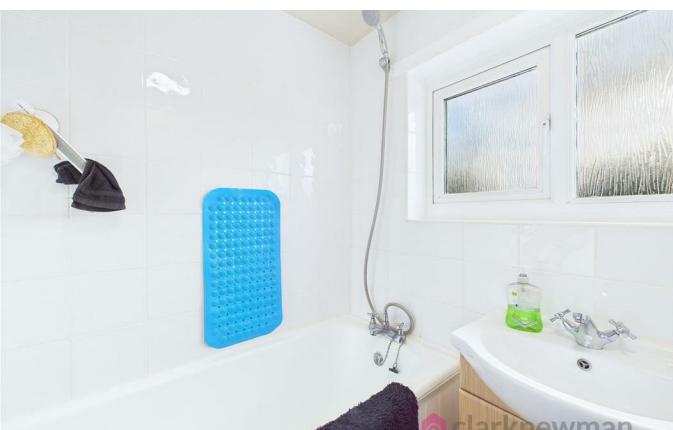
12'2" x 9'10" (3.71m x 3.00m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing.

Bathroom

4'11" x 5'5" (1.50m x 1.65m)

UPVC double glazed window to rear. White bath with shower attachment, pole and curtain. Vanity sink with oak effect unit below. Radiator to wall. New wood effect lino flooring.



WC

2'6" x 5'5" (0.76m x 1.65m)

UPVC double glazed window to rear. White WC.

Internal door to landing. New wood effect lino flooring.

Garden

South-facing rear garden mostly laid to lawn with patio and planted borders, concrete path leading to brick built shed. Timber gate for access to front via alleyway. Various plants, shrubs and fruit trees.

Local Area

Church Leys is a popular street, conveniently positioned close to Bush Fair Shopping Centre offering a range of local amenities. The area is well served by public transport links, provides easy access to green open spaces, and is within walking distance of both primary and secondary schooling.

Agents Note

As the property was previously tenanted, we have the benefit of the property being compliant with in-date gas and electrical safety reports. The property is vacant and available with no-onward chain.





Living Room
10'0" x 19'2"
3.05 x 5.85 m

Hallway
3'4" x 8'9"
1.08 x 2.69 m

Kitchen
6'3" x 9'11"
1.92 x 3.04 m

Bedroom
17'1" x 9'1"
5.23 x 2.78 m

Bedroom
12'2" x 9'10"
3.72 x 3.02 m

Bathroom
4'11" x 5'5"
1.50 x 1.66 m

Landing
7'8" x 6'8"
2.35 x 2.05 m

WC
2'6" x 5'5"
0.78 x 1.67 m

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Approximate total area⁽¹⁾
684 ft²
63.6 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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