



The Hill | Old Harlow | CM17 0BH

Asking Price £295,000



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AN IMMACULATE TWO BEDROOM FIRST FLOOR MASONETTE with private garden and roof terrace/balcony. The entrance hall comprises of a spacious opening with access to utility room and stairs leading to the first floor. The first floor offers a bright landing with large lounge, modern fitted kitchen with balcony/roof terrace. There are also two double bedrooms with fitted wardrobes and a contemporary family bathroom suite. The private West facing garden is accessible via the ground floor and benefits from a large patio and decking. Other features include gas heating via radiators and UPVC double glazed windows. The Hill is located in the sought after area of Old Harlow and is a short walk from the High Street & Harlow Mill Train Station. Viewings highly advised.

- Two Bedrooms
- Private Rear Garden
- Council Tax Band: B
- First Floor Maisonette
- Immaculate Condition
- EPC Register: D

Front

Private front garden with space for shed and access to rear Garden.





#### Entrance

UPVC double glazed front door, internal door to Utility and radiator to wall. Stairs to first floor.

#### Utility Room

Storage space and plumbing for washing machine and tumble dryer. Door to private rear garden.

#### Landing

Spacious landing with internal doors to double bedrooms and family bathroom. Storage cupboard with boiler to wall. UPVC double glazed window and loft hatch.

#### Lounge

11'10 x 15'01 (3.61m x 4.60m)  
Spacious lounge with UPVC double glazed window. Further benefits include feature fireplace with surround, storage cupboard and access to kitchen.

#### Kitchen

11'05 x 9'03 (3.48m x 2.82m)  
A modern fitted kitchen with a range of wall and base units benefitting from integral oven, hob with extractor fan above, plumbing for dishwasher and ample dining space. Large storage cupboard and UPVC double glazed window. Door leading to private terrace.

#### Bedroom One

11'05 x 12'03 (3.48m x 3.73m )  
Large double bedroom benefitting from fitted wardrobes with UPVC double glazed window and radiator to wall. Storage cupboard.



### Bedroom Two

10'00 x 11'04 (3.05m x 3.45m)

Double bedroom benefitting from fitted wardrobes with UPVC double glazed window and radiator to wall. Storage cupboard.

### Bathroom

7'06 x 8'00 (2.29m x 2.44m)

Luxury fitted family bathroom suite with large bath and shower, white vanity sink and wc. Chrome heated towel rail, radiator to wall and UPVC double glazed window.

### Terrace

Private roof terrace with dining space. Various pots and plants.

### Garden

Large private rear Garden with patio to front, decking and lawn to the rear of the garden. Further benefits include westerly facing, brick built shed and access to front.

### Local Area

The Hill is situated in the heart of Old Harlow and is within close proximity to Old Harlow High Street and local schooling. Harlow Mill Train Station is only 0.3 miles away and offers direct access into London Liverpool Street/Tottenham Hale.

### Lease & Service Charge Details

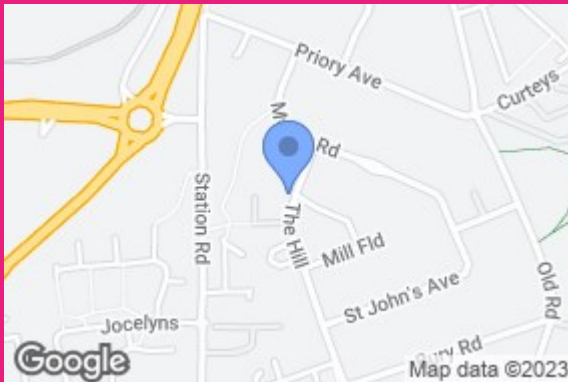
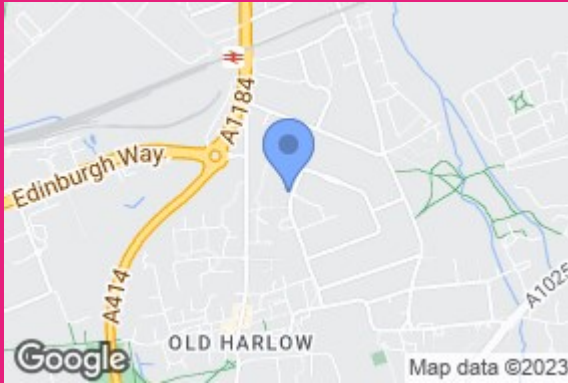
The below figures have been provided to us by the vendors, but we are yet to see evidence:

Service Charge: £360 per annum

Ground Rent: £10 per annum

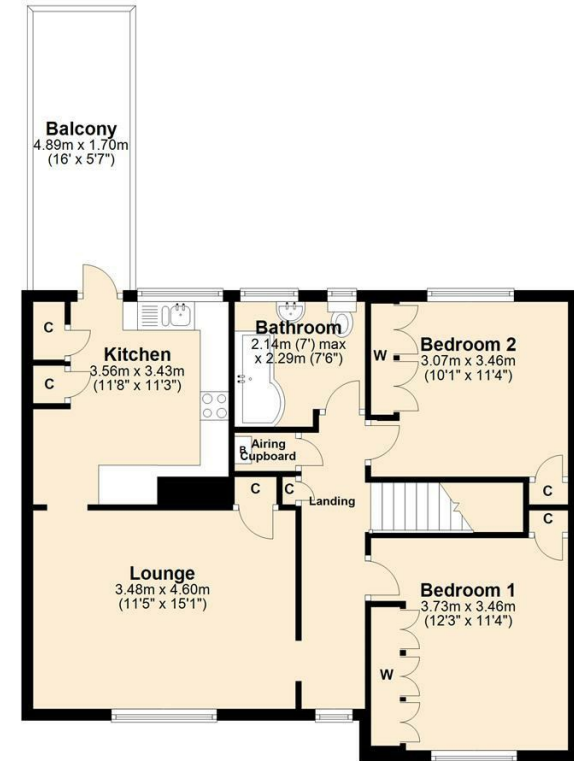
Lease: 92 years remaining





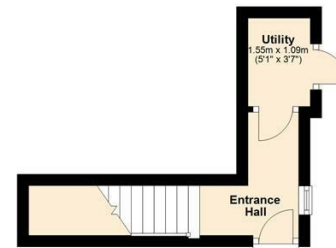
### First Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



### Ground Floor

Approx. 7.1 sq. metres (75.9 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 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		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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