



Little Pynchons | Harlow | CM18 7DF

Offers Over £375,000

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AN EXTENDED FOUR BEDROOM CORNER HOUSE situated on a substantial corner plot. The ground floor comprises of a spacious living room and kitchen diner. There is also a useful second reception room and kitchenette with wet room which would make an ideal annex with ground floor living. Upstairs benefits from three double bedrooms, a single bedroom and family bathroom suite. The rear garden is mostly laid to lawn with a concrete hardstanding and double gates for parking/access. Other benefits include a brand new gas boiler. The property is vacant and being sold with no onward chain. Virtual tour available.

- Four Bedrooms
- Large Corner Plot
- Double Storey Extension
- Rear Access for Parking
- Council Tax Band: C
- EPC Rating: C

Front

Concrete front with ramp for disabled access. Corner house.

Entrance Hall

15'3" x 7'4" (4.65m x 2.24m)

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



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Living Room

15'11" x 10'0" (4.85m x 3.05m)

UPVC double glazed patio door to garden, internal window and door to kitchen, door to entrance hall. Radiator to wall. Brick built fireplace surround.

Kitchen

15'3" x 10'5" (4.65m x 3.18m)

UPVC double glazed windows and door to garden. Fitted kitchen with a range of wall and base units, acrylic sink and drainer, fitted oven and gas hob. Plumbing for dishwasher and washing machine. Gas boiler to wall. Radiator to wall. Internal window and door to living room.

Annex Open Plan Living

11'6" x 20'8" (3.51m x 6.30m)

Divided into a living area and kitchen. The living area comprises of radiator to wall, internal doors to entrance hall and wet room. Open plan to kitchen area. The kitchen features UPVC double doors and windows out to the garden, two radiators and kitchen units with acrylic 1.5 sink and drainer and plumbing/space for appliances.

Annex Wet Room

5'11" x 8'6" (1.80m x 2.59m)

Aluminium window to front. Wet room comprising of pedestal sink, electric shower to wall and WC. Radiator to wall. Internal doors to entrance hall and annex.

Landing

5'11" x 6'10" (1.80m x 2.08m)

Internal doors to bedrooms and family bathroom. Loft hatch above. Stairs to ground floor.



Bedroom One

15'4" x 19'7" (4.67m x 5.97m)

Two UPVC double glazed windows overlooking garden.
Two radiators to walls. Internal door to landing.

Bedroom Two

12'4" x 9'6" (3.76m x 2.90m)

Two aluminium windows to front aspect. Radiator to wall. Internal door to landing.

Bedroom Three

16'6" x 9'1" (5.03m x 2.77m)

Aluminium window to rear aspect. Radiator to wall.
Built-in wardrobe. Internal door to landing.

Bedroom Four

10'6" x 7'2" (3.20m x 2.18m)

Aluminium window to side overlooking garden.
Radiator to wall. Internal door to landing.

Family Bathroom

6'8" x 5'11" (2.03m x 1.80m)

White WC, pedestal sink and bath. Internal door to landing.

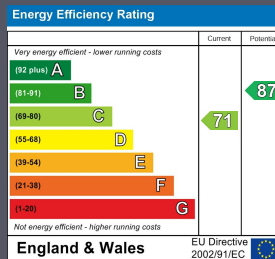
Garden

Large West-facing garden on a substantial corner plot. Mostly laid to lawn with timber shed and hardstanding at rear for parking with gates leading out to garages (no garage included in sale but can be rented from Harlow Council).

Local Area

Little Pynchons is a popular area within the town and is located within walking distance to both primary and secondary schooling as well as Bush Fair shopping centre which provides all local amenities.





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