



Church End | Harlow | CM19 5PE

Offers In Excess Of £330,000

 clarknewman

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A WELL PRESENTED THREE BEDROOM MID TERRACE. The ground floor features open-plan living with a modern fitted kitchen which flows through to the dining area and lounge. The first floor comprises of three good sized bedrooms and a luxury bathroom suite with shower cubicle and bath. Other benefits include a ground floor WC, gas heating via radiators and UPVC double glazed windows. The rear garden is South facing and low maintenance with artificial turf and patio. Viewings advised.

- Three Bedroom
- Excellent Condition
- Council Tax Band: C
- Mid Terrace
- Luxury Bathroom Suite
- EPC Rating: TBC

#### Front

Laid to lawn with pathway leading to front door.

#### Entrance Hall

External UPVC double glazed door to front. Stairs to first floor. Radiator to wall. Internal door to WC. Storage cupboard. Doorway to kitchen.

#### WC

White WC and wash hand basin. UPVC double glazed window. Internal door to entrance hall.





## Kitchen

Modern fitted kitchen with black gloss units and laminate worktops. UPVC double glazed window to rear aspect. Open plan to dining area and living room. Electric double oven and hob with steel cooker hood. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher.

## Lounge Diner

UPVC double glazed bay window to front, UPVC double glazed French doors to garden. Two radiators to walls. Open plan to kitchen.

## Landing

Stairs to ground floor. Airing cupboard housing combination boiler. Storage cupboard. Loft hatch (partially boarded with ladder and lighting). Internal doors to bedrooms and bathroom.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

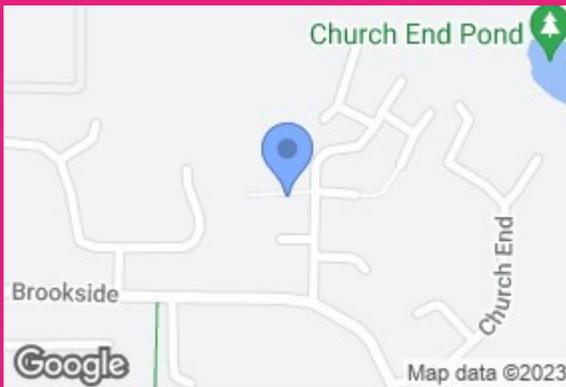
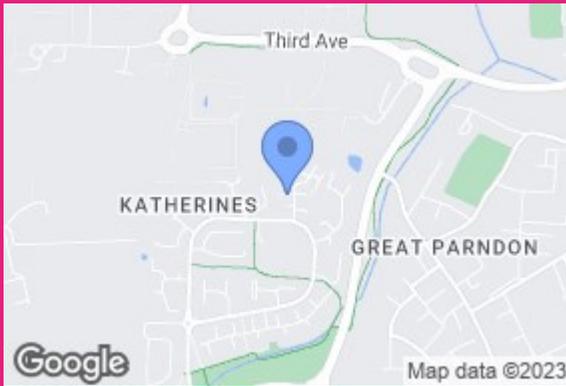
## Bathroom

Luxury tiled bathroom suite comprising of white bath with shower, shower cubicle with separate remote, vanity unit with WC and sink. Chrome heated towel rail. UPVC double glazed window. Internal door to landing.

## Garden

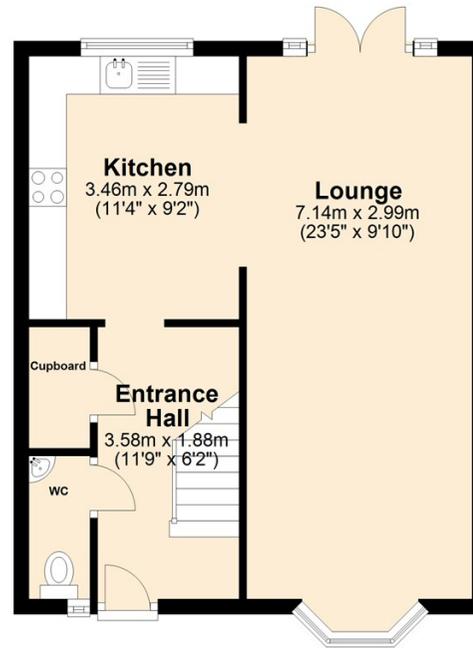
Low maintenance South facing garden featuring large patio and artificial turf. Timber gate for rear access. Security light to wall.





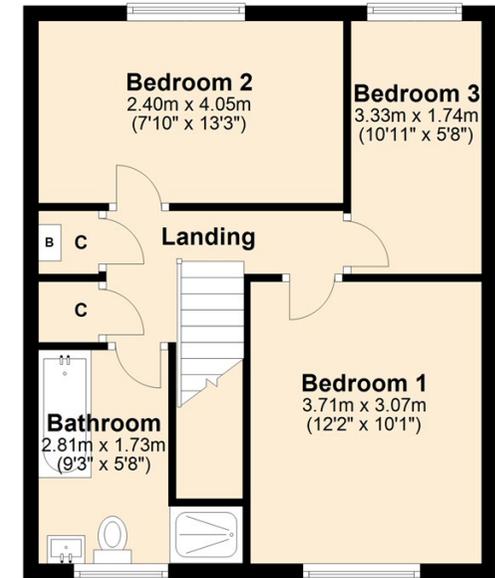
### Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 82.4 sq. metres (887.3 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
Very energy efficient - lower running costs [92-100] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92-100] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[21-38] <b>F</b>		[21-38] <b>F</b>	
[1-20] <b>G</b>		[1-20] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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