



Bowhill Way | Harlow | CM20 1FJ

Offers In Excess Of £425,000

 clarknewman

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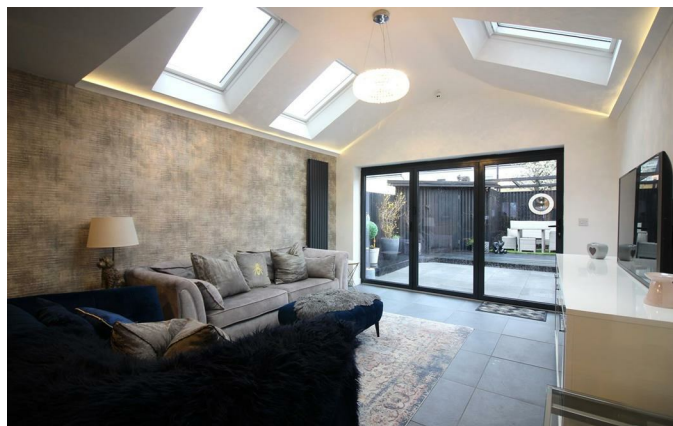
A STUNNING THREE DOUBLE BEDROOM END TERRACE HOUSE with impressive ground floor extension. This property has been completely re-decorated throughout by our vendors and there is little/no work required. The ground floor comprises of an entrance hall, modern fitted kitchen with a range of wall, base units and integral appliances, open plan lounge/dining room and cloakroom. The first floor offers two generously sized double bedrooms and a family bathroom suite. To the second floor, you're presented with a large double bedroom with separate dressing area and luxury fitted en-suite shower room. The low maintenance rear garden features porcelain tiles, decking and access to parking. Viewings highly advised to appreciate this property!

- Three Double Bedrooms
- Immaculate Condition
- Council Tax Band: D
- End Terrace
- Two Allocated Parking Spaces
- EPC Rating: C

#### Front

Picket fence with private front garden. Composite front door. Two parking spaces to rear.

Outlook onto communal green.





### Entrance Hall

Open plan to Kitchen and internal door to cloakroom. Stairs to first floor.

### Kitchen

12'06 x 10'01 (3.81m x 3.07m)

Modern fitted kitchen benefitting from a range of wall and base units. Further benefits include integral double oven, gas hob with extractor fan above, dishwasher, washing machine and sink and drainer. Breakfast bar with seating and UPVC double glazed window (with shutters) to front. Open plan living to Lounge/Dining Area.

### Lounge/Dining Room

29'03 x 13'03 (8.92m x 4.04m)

A stunning open plan layout with ample space for dining benefitting from large lounge (into ground floor extension) with vertical radiators, four sky lights providing ample natural light and UPVC bi-fold doors to the rear Garden. Storage cupboard.



### Landing

Spacious landing with internal doors to double bedrooms and family bathroom suite. Radiator to wall and stairs to first floor.



### Bedroom Two

10'11 x 11'02 (3.33m x 3.40m)

Large double bedroom with floor to ceiling built in wardrobes, two UPVC double glazed windows (with shutters) and radiator to wall.



### Bedroom Three

9'08 x 13'04 (2.95m x 4.06m)

Generously sized double bedroom with ample space for wardrobes featuring UPVC double glazed window (with shutters) and radiator to wall.





## Bathroom

6'04 x 6'02 (1.93m x 1.88m)

Family bathroom suite benefitting from bath with shower, white sink and toilet. Extractor fan and radiator to wall.

## Second Landing

Internal door to bedroom one and loft hatch.

## Bedroom One

13'03 x 23'06 narrowing to 15'02 (4.04m x 7.16m narrowing to 4.62m)

An impressive master bedroom featuring secluded dressing area with an abundance of fitted wardrobes, two UPVC double glazed windows and radiators to wall. Internal door to en-suite shower room and airing cupboard.

## En-Suite

6'08 x 6'09 (2.03m x 2.06m)

A fully tiled luxury fitted en-suite shower room boasting mosaic floor tiles, large walk-in shower with thermostatic control, white vanity sink and toilet. Velux window, chrome heated towel rail and extractor fan

## Garden

Private low maintenance rear garden with porcelain tiles, decking to rear with ample seating space, wooden shed and access to parking.

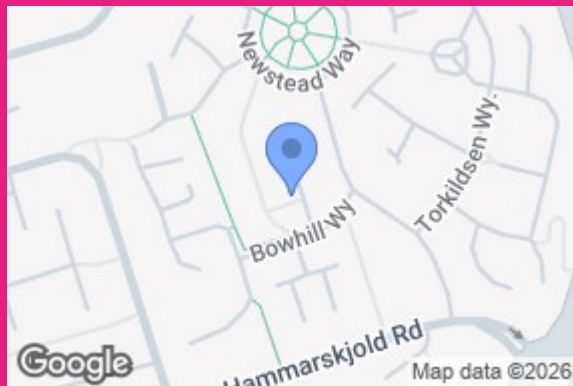
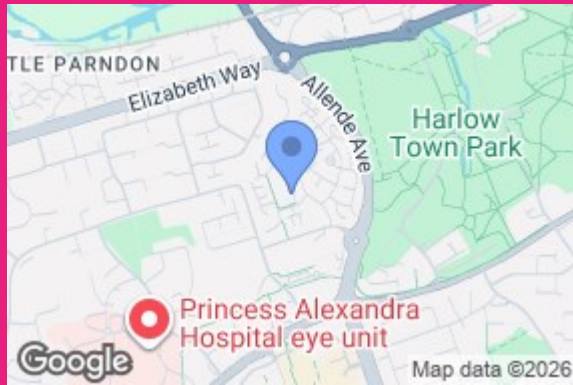
## Further Info

The vendors at Bowhill Way have left no stone unturned in their refurbishments! A viewing is required to appreciate the quality of work carried out. There is an estate charge payable of approximately £504 per annum.

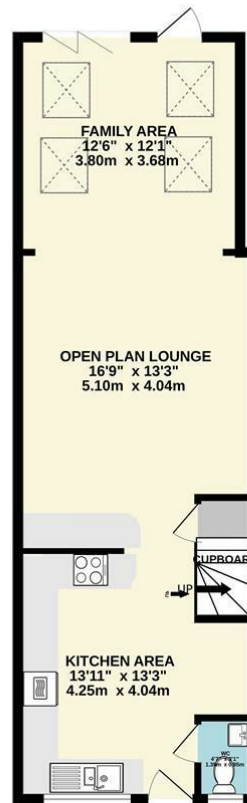
## Local Area

Bowhill Way is located on the popular Fifth Avenue development and is in a prime position between Harlow Town train station (0.3 miles) and Harlow Town Centre (0.6 miles). Princess Alexandra Hospital is also nearby (0.7 miles).

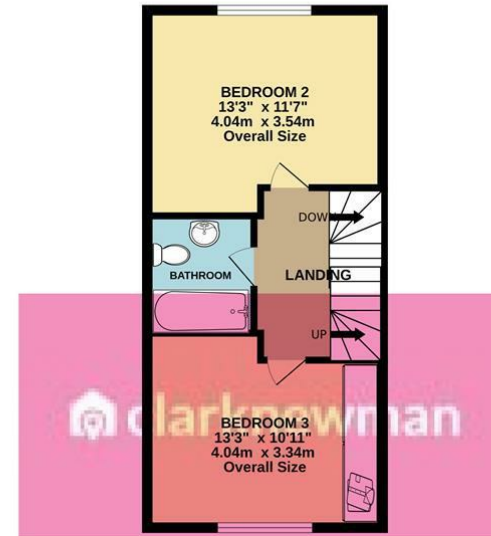




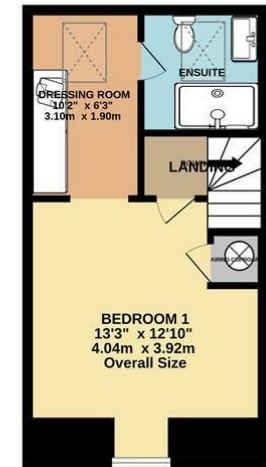
GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	89
(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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