



Parsonage Leys | Harlow | CM20 3PG

£1,700 PCM

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A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE with double driveway. The ground floor comprises of a spacious entrance hall, large lounge diner and fitted kitchen with breakfast bar. Upstairs benefits from three bedrooms, bathroom (shower only, no bath) and separate WC. The rear garden is mostly laid to lawn with timber shed and greenhouse. The property is available unfurnished NOW. This is a non-smoking property and the landlord does not allow pets. Online virtual tour available.

- Three Bedrooms
- Mid Terrace House
- Unfurnished
- Available NOW
- Council Tax Band: C
- EPC Rating: C

#### Front

Block paved driveway with space for two cars.

Established flowerbed to side. Composite door to front.

#### Entrance Hall

3'11" x 9'6" (1.19m x 2.90m)

Composite door to front. Stairs to first floor. Internal doors to kitchen and living room. Radiator to wall.



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## Living Room

20'10" x 10'10" (6.35m x 3.30m)  
UPVC double glazed windows to front and rear aspects.  
Two radiators to wall. Internal doors to entrance hall and kitchen.

## Kitchen

16'6" x 6'3" (5.03m x 1.91m)  
UPVC double glazed window and door to garden.  
Internal doors to living room and entrance hall. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Built in larder cupboard (housing gas boiler) and under stairs storage. Appliances including electric cooker, washing machine, dishwasher and tumble dryer. Radiator to wall.

## Landing

2'10" x 9'11" (0.86m x 3.02m)  
Radiator to wall. Stairs to ground floor. Internal doors to bedrooms, bathroom, WC and airing cupboard.

## Bedroom One

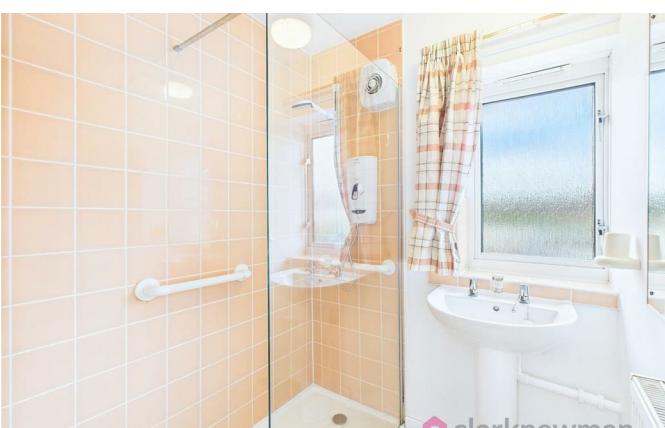
10'4" x 11'0" (3.15m x 3.35m)  
UPVC double glazed window to front, radiator to wall.  
Built-in storage/wardrobe over stairs. Internal door to landing.

## Bedroom Two

10'1" x 8'0" (3.07m x 2.44m)  
UPVC double glazed window to rear, radiator to wall.  
Built-in storage. Internal door to landing.

## Bedroom Three

12'0" x 6'4" (3.66m x 1.93m)  
UPVC double glazed window to front, radiator to wall.  
Internal door to landing.



### Bathroom

5'1" x 5'2" (1.55m x 1.57m)

UPVC double glazed window. Part tiled suite with large walk-in shower cubicle with glass screen and electric thermostatic shower. White pedestal sink and radiator to wall. Internal door to landing.

### WC

5'1" x 2'6" (1.55m x 0.76m)

UPVC double glazed window. White WC. Radiator to wall. Internal door to landing.

### Garden

Patio with pathway leading to timber shed, greenhouse and vegetable patch (currently covered with artificial turf). Mostly laid to lawn. The landlord currently employs a gardener to maintain the garden and is happy to continue this for the new tenant.

### Local Area

Parsonage Leys is close to local amenities being under a mile from the Town Centre and under 1.5 miles from Harlow Town Train Station. There are multiple primary schools close-by (Freshwaters & The Downs) and secondary schools (Burnt Mill & St. Marks).





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Approximate total area<sup>(1)</sup>  
806 ft<sup>2</sup>  
75 m<sup>2</sup>

(1) Excluding balconies and terraces

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		
(A2 plus) A		88
(B1-91) B		
(C1-80) C		
(D1-68) D		
(E1-54) E		
(F1-38) F		
(G1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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