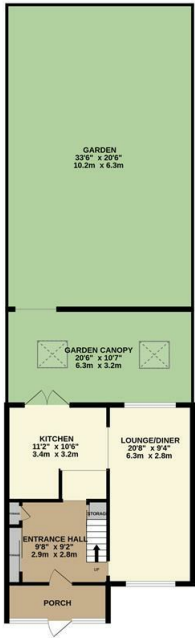




GROUND FLOOR
449 sq ft (41.7 sq m) approx.

1ST FLOOR
436 sq ft (40.4 sq m) approx.



TOTAL FLOOR AREA: 882sq ft (81.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Floorplan 3.0.0.0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	88
(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		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk



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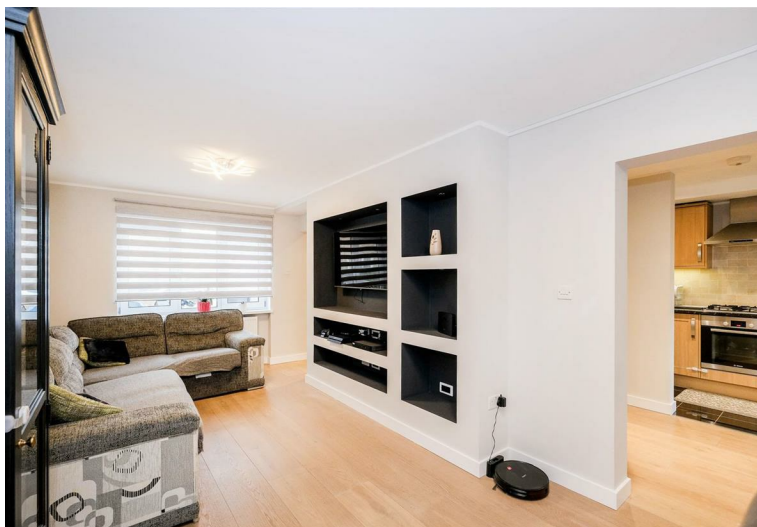
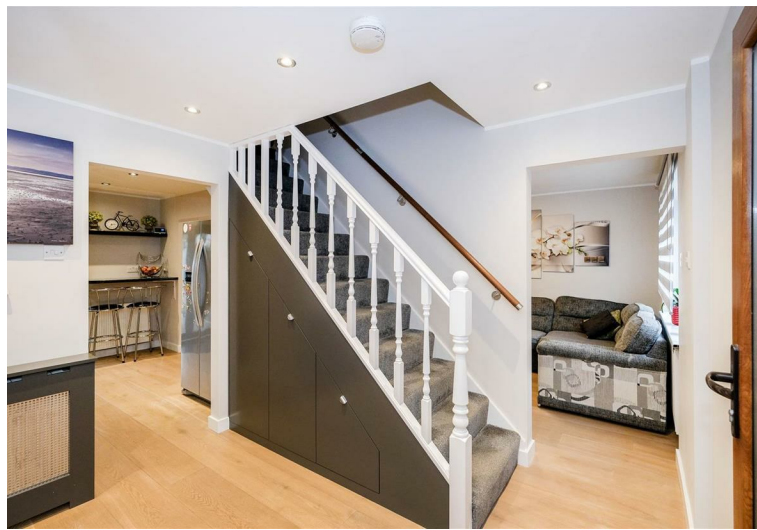


Abbotsweld, Harlow, CM18 6TP

Offers In Excess Of £375,000 Freehold

Council: Harlow Council | Council Tax Band: C | Floor Area: 882.00 sq ft
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1





The current owners have created a beautiful family home which has been tastefully decorated and maintained throughout. Abbotsweld is a quiet residential street within close proximity to Abbotsweld Primary School, walking distance to Staple Tye Shopping Centre, 8 minute drive to Harlow Town Centre, conveniently located to public transport links and easy vehicular access to the M11 & M25.

As you enter through the front door into the porch, you are offered plenty of room to tuck your shoes and coats away. Commencing into the bright entrance hall you are offered ample storage, which includes storage under the stairs and built in cupboards on the left. As you walk forwards, you step into the spacious kitchen which benefits from eclectic underfloor heating and a breakfast bar that looks into the generous size garden. The Lounge is a good size, measuring approximately 20ft long, which allows enough room for a dining table whilst still offering enough space to entertain friends and family. Leading up to the first floor, you are offered three bedrooms, two double bedrooms and 1 single and a family bathroom. The loft is accessed via a pull down ladder and has been fully boarded, insulated and has plenty of eaves storage.

To the rear of the property you are presented with a low maintenance South facing garden that measures approximately 40ft long. To the back of the garden there is an outbuilding which offers additional storage space and a w/c for when you are having a BBQ on those summer days. This is a fantastic opportunity to obtain a beautiful family home which has been loved and cherished by the current owners for the past 10 years.

