Altham Grove, Harlow, CM20 2PN

GUIDE PRICE: £400,000 to £425,000.

A four-bedroom detached family home located in this extremely popular area of Altham Grove. The house backs onto Burnt Mill School playing fields. Altham Grove itself is situated next to Harlow Town Park. The property is quietly tucked away off a pedestrian square. This does however mean it has no vehicular access, so parking is on the nearby streets. The large garden wraps completely around the property. The property itself enjoys two reception rooms a fitted kitchen, downstairs WC. utility room, four good sized bedrooms on the first floor and a family bathroom.

Guide Price £400,000

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- Detached Four Bedroom Home
- Next to Harlow Town Park & Short Walk to Harlow Train Station & Town Centre
- Utility Room
- Strictly On Street Parking

- Large Wraparound Garden
- Two Reception Rooms
- Four Good Sized Bedrooms

- Backs onto School Playing Field
- Downstairs WC
- Family Bathroom

Accommodation Comprises:

Hallway
15'11 x 3'0 (4.85m x 0.91m)

Dining Room
10'5 x 9'4 (3.18m x 2.84m)

Living Room
16'5 x 12'2 (5.00m x 3.71m)

Kitchen
9'7 x 10'3 (2.92m x 3.12m)

Utility Room
6'11 x 5'11 (2.11m x 1.80m)

Downstairs WC
2'5 x 5'11 (0.74m x 1.80m)

First Floor Landing
8'6 x 7'7 (2.59m x 2.31m)

Bedroom One
12'3 x 8'1 (3.73m x 2.46m)

Bedroom Two
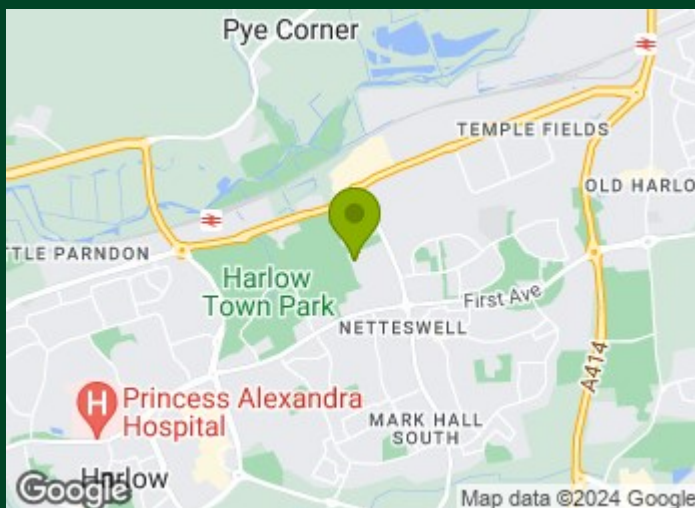11'4 x 11'1 (3.45m x 3.38m)

Bedroom Three
10'7 x 10'7 (3.23m x 3.23m)

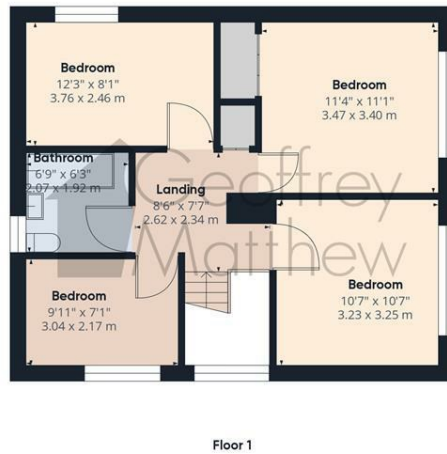**Bedroom Four/Office**
9'11 x 7'1 (3.02m x 2.16m)

Bathroom
6'9 x 6'9 (2.06m x 2.06m)

Directions

Kitchen
9'7" x 10'3"
2.94 x 3.14 m

Living Room
16'5" x 12'2"
5.00 x 3.71 m

Hallway
15'11" x 3'0"
4.88 x 0.92 m

Dining Room
10'5" x 9'4"
3.19 x 2.87 m

Utility Room
6'11" x 5'11"
2.13 x 1.82 m

WC
2'5" x 5'11"
0.74 x 1.83 m

Floor 0

Bedroom
12'3" x 8'1"
3.76 x 2.46 m

Bedroom
11'4" x 11'1"
3.47 x 3.40 m

Bathroom
6'9" x 6'3"
2.07 x 1.92 m

Landing
8'6" x 7'7"
2.62 x 2.34 m

Bedroom
9'11" x 7'1"
3.04 x 2.17 m

Bedroom
10'7" x 10'7"
3.23 x 3.25 m

Floor 1

Geoffrey Matthew

Approximate total area[1]
1094.02 ft^2
101.64 m^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Details

Harlow Band E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC