



Harlow's only family run
independent estate agent



Fir Park, Harlow, CM19 4JT

**£495,000
Freehold**

"...Perfect Family Home in The Sought After
Parks Location..."

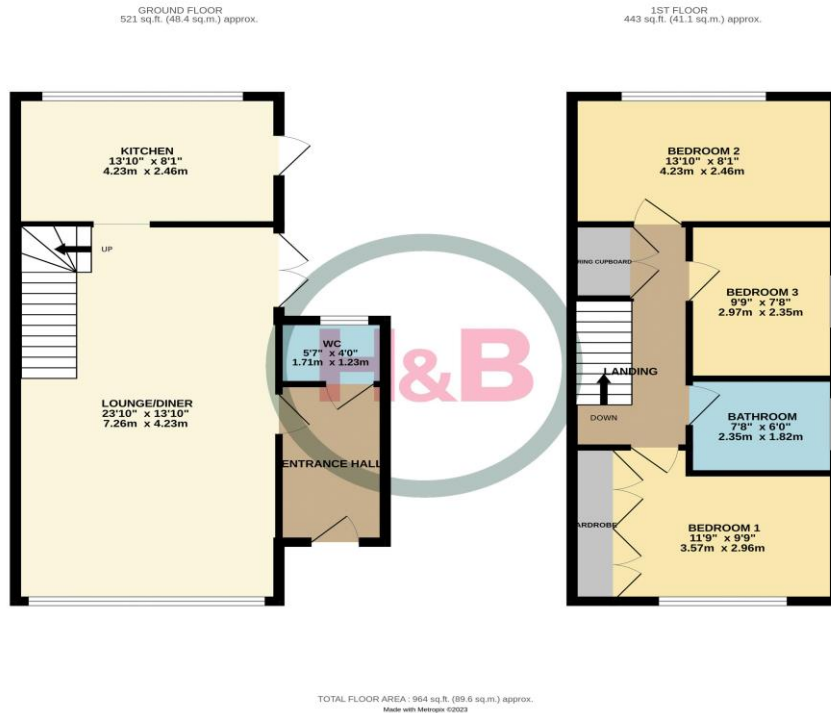
**Three Bedroom • Link Detached • South Facing Rear Garden •
Garage & Driveway • Modern Kitchen • Private Rear Garden •
Sought After Location • Modern Throughout • Council Tax Band: E**



hbproperty.co.uk 01279 418888 sales@hbproperty.co.uk

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Fir Park, Harlow, CM19 4JT



THE PROPERTY

This very well presented three-bedroom link detached home is found in the much sought after "Parks" location. The downstairs comprises of an open plan living dining room, modern kitchen and downstairs WC. To the first floor you have two double bedrooms with fitted wardrobes to bedroom one, one large single bedroom and family bathroom. Outside you would benefit from a south facing rear garden, raised deck area to the back of the garden, garage and driveway parking. Fir Park is within short walking distance to local shops, primary and secondary schools. A viewing is highly recommended.

Ground Floor

Entrance Hall

WC

7' 8" x 6' 0"
(2.34m x 1.83m)

Lounge/Diner

23' 10" x 13' 10"
(7.26m x 4.21m)

Kitchen

13' 10" x 8' 1"
(4.21m x 2.46m)

First Floor

First Floor Landing

Bedroom One

11' 9" x 9' 9"
(3.58m x 2.97m)

Bedroom Two

13' 10" x 8' 1"
(4.21m x 2.46m)

Bedroom Three

9' 9" x 7' 8"
(2.97m x 2.34m)

Family Bathroom

7' 8" x 6' 0"
(2.34m x 1.83m)

Outside

Rear Garden
South Facing

Garage &
Driveway

Energy performance certificate (EPC)		
87, Fir Park HARLOW CM19 4JT	Energy rating D	Valid until: 15 October 2025 Certificate number: 9658-8956-7230-3095-8954

Property type: Detached house

Total floor area: 92 square metres

Rules on letting this property

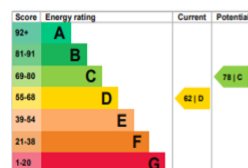
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60