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The beautifully simple new way to sell your home



Taylor Close, Harlow

A stylish, modern house, beautifully appointed throughout, with good-sized and recently landscaped garden, in a new development on the edge of town.

£385,000

01992 87 85 80



Overall Description

This is a stylish contemporary house, built just six years ago, in a modern development on the northern edge of town. The property is beautifully presented throughout and has the benefit of modern gas central-heating and double glazing, while still having c.4 years left on its NHBC warranty, an insurance-backed guarantee of build quality. There are two double-bedrooms upstairs, the master having a contemporary en-suite shower room, as well as a family bathroom and a large, part-boarded, loft with ladder. Downstairs there is the entrance hall, cloakroom, sitting/dining room with French doors out to the garden and fully fitted kitchen. The owner has tastefully landscaped the good-sized back-garden for ease of maintenance and it is now the perfect place to entertain guests or for children to play safely. Early viewing is strongly advised for this very well-presented home, so please call to book in for the Open House on Saturday 3rd August from 10am to 11am.

Location

This property sits in a modern development on the northern edge of Harlow, so well-positioned for everything that the town has to offer, but also close to the beautiful Essex countryside on your door-step. Harlow has excellent transport links with Harlow Town railway station having regular fast trains to London Liverpool Street and the M11 motorway and A414 dual carriageway giving easy access to the M25 to the south and A10 to the west. Harlow has a very good range of shops, supermarkets and other amenities including the Princess Alexandra Hospital, while the Old Town and surrounding villages have a selection of good pubs and local restaurants. Harlow is surrounded by open countryside making the property perfect for keen walkers or cyclists.

Accommodation

From the driveway a path leads to the front door into the:

Entrance Hall 10'3 x 3'8 (3.12m x 1.12m)

Tiled floor. Stairs to first floor. Radiator.

Cloakroom 10'2 x 3'8 (3.10m x 1.12m)

Frosted window to front. Low-level WC. Wash-hand basin. Tiled floor. Radiator.

Kitchen 9'5 x 7'7 (2.87m x 2.31m)

Window to front. Modern kitchen units with work-tops and one and a half bowl stainless-steel sink. Zanussi oven, gas hob and stainless-steel extractor above. Fitted fridge/freezer. Fitted dishwasher. Fitted washer-drier. Tiled floor. Cupboard housing gas central-heating boiler.

Sitting/Dining Room 15' x 12'9 (4.57m x 3.89m)

Two full-height windows and French doors to the rear patio. Wood-effect laminate floor. Under-stairs cupboard. TV/Satellite point. Telephone point. Two radiators.

First Floor 6'10 x 6' (2.08m x 1.83m)

From the hall stairs lead up to the landing. Airing cupboard with electric heater and wooden-slatted shelving. Loft hatch (Loft is part-boarded with ladder).

Bedroom One 12' x 11'2 (3.66m x 3.40m)

Window to front. Wall-mounted TV aerial point. Spotlights. Radiator.

En-Suite Shower Room 6'2 x 4'6 (1.88m x 1.37m)

Frosted window to front. Fitted shower cubicle with glass shower screen and tiled surround. Low-level WC. Wash-hand basin with tiled splash-back. Double shaver-socket. Radiator.

Bedroom Two 10'1 x 7'10 (3.07m x 2.39m)

Window to rear. Wall-mounted TV aerial point. Radiator.

Bathroom 6'10 x 6' (2.08m x 1.83m)

Frosted window to rear. Panel bath with shower attachment and tiled surround. Low-level WC. Wash-hand basin. Tiled floor. Radiator.

Outside

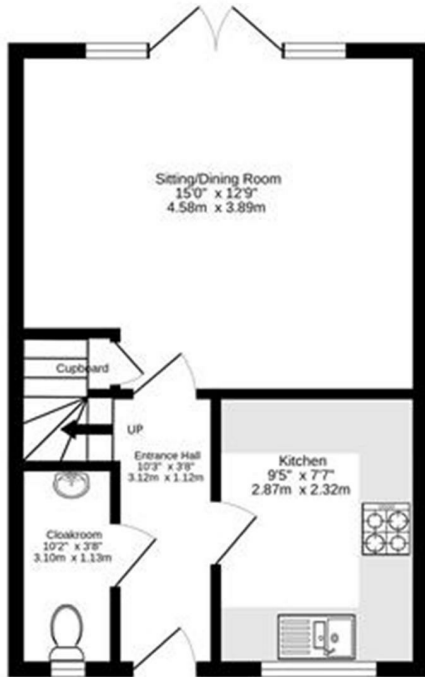
The property has a driveway to the front with parking for two or three cars and there are additional visitors parking spaces close-by. A gate leads around to the back garden which has been landscaped for easy maintenance with a raised patio area next to the rear of the house with a central area of artificial grass, raised flower beds and fencing for privacy. Outside light.

Services and Other Information

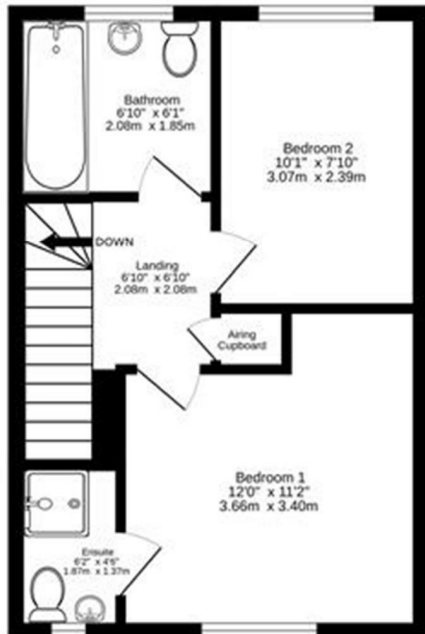
Mains water, drainage, gas and electricity. Gas central-heating. 10 Year NHBC warranty (c.4 years remaining). Double-glazed windows. Annual contribution to communal areas, such as the shared driveways and flowerbeds, of £392 (paid in two six monthly instalments of £196). EPC Rating: B. Council Tax Band: C.



Ground Floor
346 sq.ft. (32.2 sq.m.) approx.



1st Floor
342 sq.ft. (31.8 sq.m.) approx.




TOTAL FLOOR AREA : 689 sq.ft. (64.0 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>83</p>	<p>96</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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