



High Street | Old Harlow | CM17 0DP

Offers Over £370,000

 clarknewman

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A LARGE THREE DOUBLE BEDROOM END TERRACE COTTAGE with driveway to front for three cars. The ground floor comprises of a spacious entrance hall with unique mosaic floor tiles, spacious lounge, large fitted kitchen with open plan living to separate dining room and conservatory. Upstairs benefits from three generously sized double bedrooms and a large family bathroom suite. The rear garden is mostly patio and features well established plants. This property offers an abundance of character and potential throughout with viewings highly recommended.

- Three Double Bedrooms
- End Terrace
- Driveway To Front
- No Onward Chain
- Council Tax Band: C
- EPC Rating: D

Front

Large driveway for three cars.

Entrance Hall

9'11" x 6'00" (3.02m x 1.83m)

Large entrance hall with unique mosaic floor tiles, internal doors to lounge and kitchen/diner. Stairs to first floor.





Lounge

16'04 x 9'11" (4.98m x 3.02m)

Bright and airy lounge with two large windows to front, radiator to wall and fireplace with tiled surround. Internal door to entrance hall.

Kitchen/Diner

22'08 x 10'07" (6.91m x 3.23m)

Large fitted kitchen benefitting from a range of wall and base units with open plan living to spacious dining area. Double doors to conservatory, internal door to entrance hall. Radiator to wall and window overlooking rear garden.

Conservatory

5'10 x 8'08 (1.78m x 2.64m)

Quarter brick construction with door to rear garden and double doors to kitchen diner.

Landing

Loft hatch and internal doors to double bedrooms and family bathroom. Stairs to ground floor.

Bedroom One

10'09 x 11'04 (3.28m x 3.45m)

Large double bedroom with radiator to wall and window overlooking rear garden. Internal door to landing.

Bedroom Two

9'11 x 10'01 (3.02m x 3.07m)

Double bedroom with radiator to wall and window to front. Feature fireplace to chimney stack. Internal door to landing.

Bedroom Three

6'10" x 12'2" (2.08m x 3.71m)

Double bedroom with radiator to wall and two windows to front. Storage cupboard. Internal door to landing.



Bathroom

10'07" x 6'07" (3.23m x 2.01m)

Large family bathroom suite with bath, toilet, sink and separate shower. Radiator to wall and window to rear. Internal door to landing.

Garden

Low maintenance private rear garden with patio and well established plants. Side access with Right of Way to front.

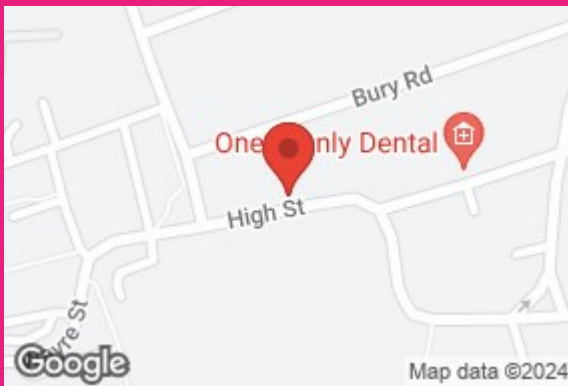
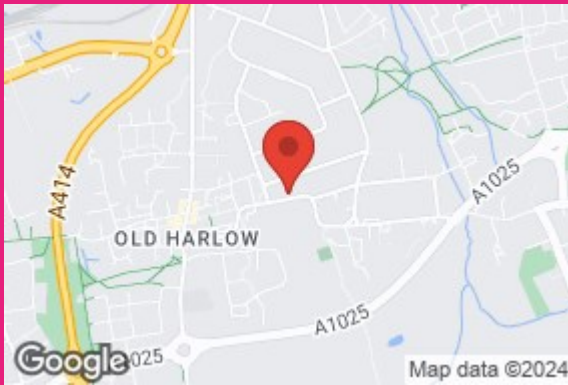
Local Area

This property is located just a stones' throw away from Old Harlow High Street and is situated on one of Old Harlow's most sought after roads. High Street is within close proximity to local schooling, M11 Junction 7A and Harlow Mill Train Station providing direct access into Tottenham Hale and London Liverpool Street.

Agents Note

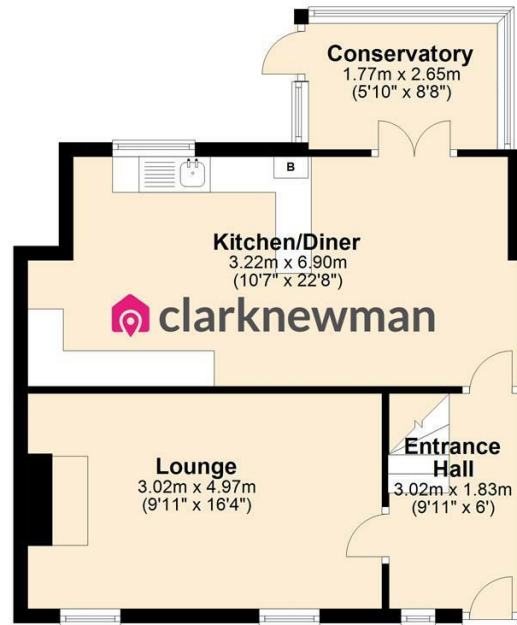
Please note that we are still awaiting a grant of probate.





Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 89.0 sq. metres (957.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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