



Hollyfield | Harlow | CM19 4NA

Asking Price £299,950



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A WELL KEPT TWO DOUBLE BEDROOM STAGGERED TERRACE HOUSE. The ground floor comprises of an entrance hall, spacious lounge diner and modern fitted kitchen with breakfast bar. Upstairs benefits from two double bedrooms and a family bathroom. The rear garden is low maintenance with lawn, patio and slate chippings. The property is currently let so viewings are via appointment only. Viewings advised.

- Two Double Bedrooms
- Staggered Terraced House
- Well Presented
- No Onward Chain
- Council Tax Band: C
- EPC Rating: D

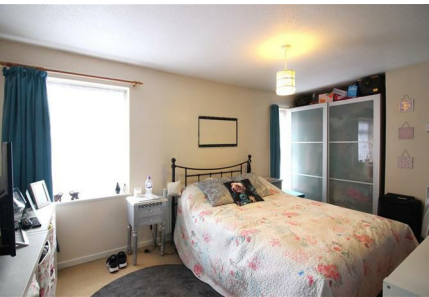
Front

Lawn to front with shrubs and tree. Concrete path leading to front door.

Entrance Hall

Composite door to front, internal doors to kitchen and lounge diner. Radiator to wall. Stairs to first floor, storage under stairs.





Kitchen

11'08" x 10'06" max (3.56m x 3.20m max)

Fitted kitchen with a range of wall and base units with laminate worktops. Stainless steel sink and drainer. Plumbing for washing machine and freestanding gas cooker. Gas boiler to wall. UPVC double glazed window and door to garden. Internal door to entrance hall. Radiator to wall.

Lounge Diner

17'11" x 11'05" narrowing to 7'09" (5.46m x 3.48m narrowing to 2.36m)

UPVC double glazed window to front, UPVC double glazed French doors to garden. Two radiators to walls. Fireplace with surround. Internal door to entrance hall.

Landing

Internal doors to bedrooms and bathroom. Stairs to ground floor. Loft hatch.

Bedroom One

9'03" x 15'6" max (2.82m x 4.72m max)

Two UPVC double glazed windows to front aspect, radiator to wall. Airing cupboard. Internal door to landing.

Bedroom Two

8'04" x 12'04" (2.54m x 3.76m)

Two UPVC double glazed windows to rear aspect, radiator to wall. Internal door to landing.

Bathroom

5'05" x 6'03" (1.65m x 1.91m)

UPVC double glazed to rear aspect. Fully tiled suite with white WC, pedestal sink and bath (with glass screen and shower attachment). Heated towel rail to wall. Internal door to landing.

Rear Garden

A combination of patio, grass and slate chippings with various shrubs and plants. Brick-built shed at rear. Timber gate for rear access.

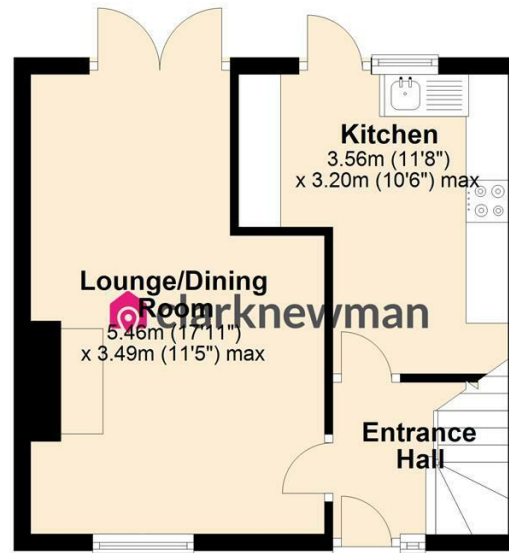
Local Area

Hollyfield is situated just over 1 mile to Harlow Town Centre and 1.5 miles to Princess Alexandra Hospital. Staple Tye shopping centre is also a short walk away (0.5 miles) providing local shops and amenities. There is a choice of schools within the local area (St Luke's Primary Academy, Jerounds Primary Academy & Stewards Academy).



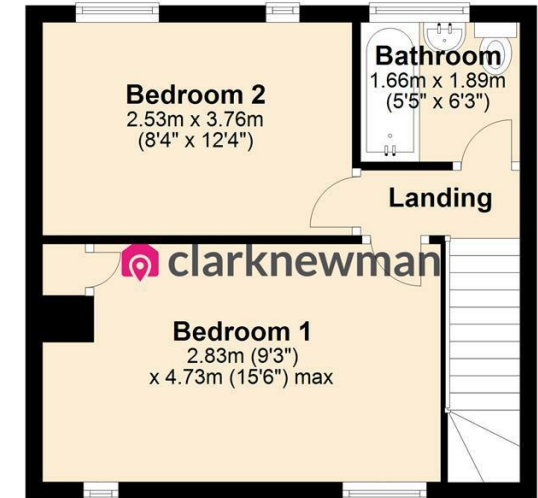
Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 62.2 sq. metres (669.1 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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