



East Park | Old Harlow | CM17 0SB

Asking Price £350,000



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AN IMMACULATE TWO DOUBLE BEDROOM END TERRACE HOUSE situated in the heart of Old Harlow. The property comprises of a spacious entrance hall, large lounge/diner with stunning viewings onto woodland to front and rear garden and a modern fitted kitchen. The first floor boasts two generously sized double bedrooms, with bedroom one featuring built in wardrobes and a family bathroom suite. The impressive rear garden benefits from the perfect balance between lawn and patio and features well established plants and shrubs. East Park is very well presented and viewings are highly recommended.

- Two Double Bedrooms
- Old Harlow Location
- Council Tax Band: C
- End Terrace House
- Immaculate Throughout
- EPC Rating: D

Front
Private frontage overlooking woodland.

Entrance Hall
UPVC double glazed door, spacious entrance hall, radiator to wall and stairs to first floor. Internal door to Lounge/Diner and kitchen. Understairs storage





Lounge/Diner

19'03 x 12'00 (5.87m x 3.66m)

Impressive Lounge/Diner with new carpet and UPVC double glazed window to front overlooking woodland, radiator to wall and UPVC French doors leading to Garden.

Kitchen

10'05 x 7'07 (3.18m x 2.31m)

Modern fitted kitchen with a range of wall and base units featuring integral oven and hob with extractor fan above, washing machine and dishwasher. Space for fridge freezer and sink with mixer tap. UPVC double glazed window and door to Garden.

Landing

Airing cupboard, loft hatch and internal door to bedrooms and family bathroom.

Bedroom One

15'5 x 9'02 (4.70m x 2.79m)

Large double bedroom with fitted wardrobes, storage cupboard, radiator to wall and UPVC double glazed window overlooking woodland. This bedroom has a further benefit of an air conditioning unit.

Bedroom Two

10'09 x 9'09 (3.28m x 2.97m)

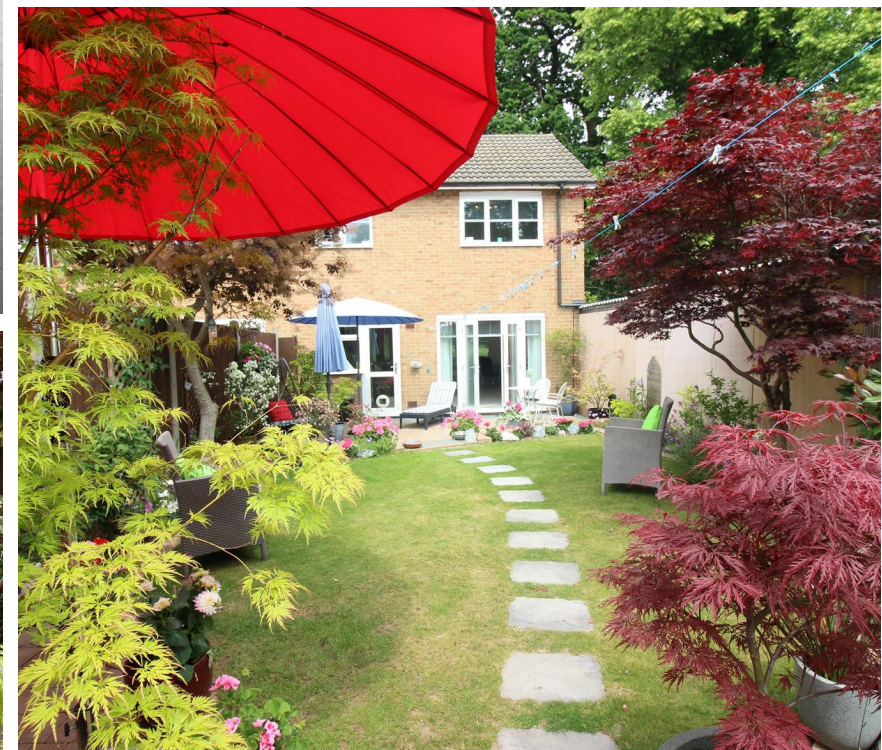
Double bedroom with radiator to wall and UPVC double glazed window.

Bathroom

7'05 x 5'04 (2.26m x 1.63m)

Luxury fitted family bathroom suite offering bath with shower, vanity sink and toilet. Heated towel rail and UPVC double glazed window.





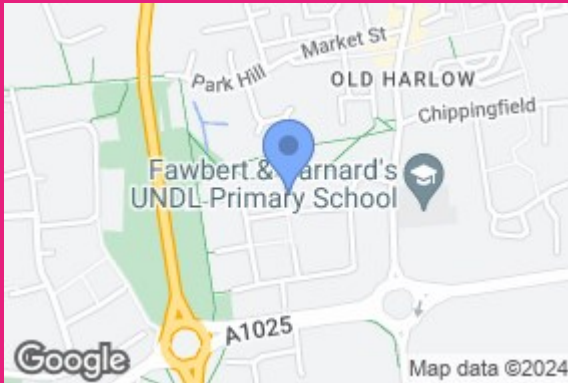
Garden

Stunning rear Garden offering ample entertaining space benefitting from patio, lawn and a variety of well established plants and shrubs. Shed and rear access.

Local Area

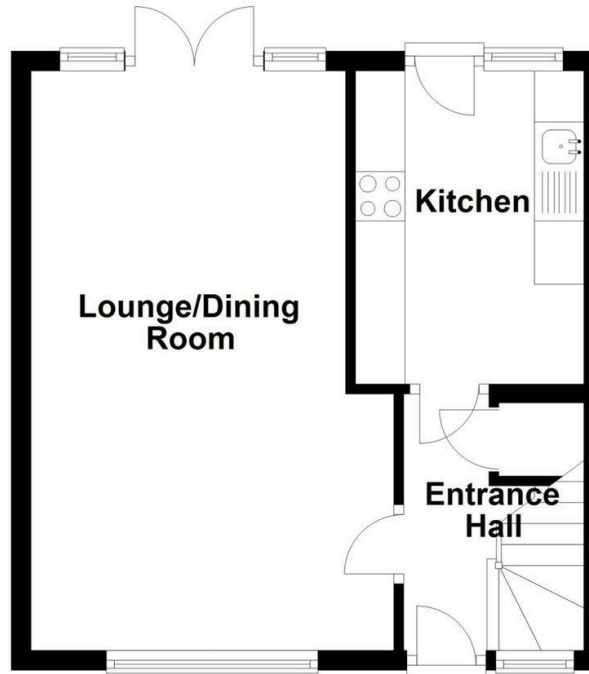
East Park is a sought after area located in the heart of Old Harlow. This property is situated close to local amenities, schooling and Harlow Mill Train Station.





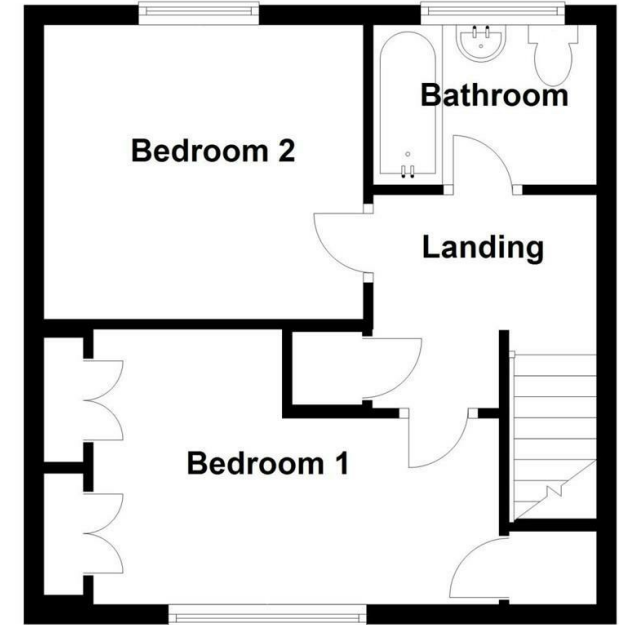
Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(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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