



Nightingales | Potter Street | Harlow | CM17 9BF

Asking Price £300,000

 clarknewman



Nightingales | Potter Street

Harlow | CM17 9BF

Asking Price £300,000

AN IMMACULATE TWO BEDROOM MID TERRACE BUNGALOW which has been completely refurbished throughout to a high standard by the current vendors. The property comprises of an entrance hall, large lounge with ample dining space, modern fitted kitchen with a range of wall and base units, two good sized bedrooms with the master benefitting from direct access to the private garden and a family bathroom suite. The rear garden has been recently re-landscaped by the vendors and features patio, artificial turf and raised flowers beds. Viewings are highly advised to appreciate the standard of works carried out by the vendors.

- Two Bedrooms
- Immaculate Condition
- Council Tax Band: D
- Mid Terrace Bungalow
- Private Rear Garden
- EPC Rating: D

#### Front

Private road with allocated parking space and composite front door.

#### Entrance Hall

Spacious entrance hall, storage cupboard to right (housing combination boiler) and internal door to lounge.

#### Lounge

18'03 12'01 (5.56m 3.68m)

Large lounge with ample dining space featuring UPVC double glazed window to front, radiator to wall and opening to kitchen. Access to hallway.







### Kitchen

8'07 x 5'11 (2.62m x 1.80m)

Luxury fitted kitchen offering a range of wall and base units. Further benefits include integral oven, hob with extractor fan above, space for fridge freezer and plumbing for washing machine. UPVC double glazed window to wall.

### Hallway

Internal access to bedrooms and family bathroom.

### Bedroom One

12'01 x 10'07 (3.68m x 3.23m)

Large double bedroom with UPVC double glazed window and double doors leading to private garden. Radiator to wall.

### Bedroom Two

12'01 x 7'05 (3.68m x 2.26m)

Generously sized single bedroom with UPVC double glazed window, radiator to wall and loft hatch.

### Bathroom

Fully tiled family bathroom suite benefitting from bath with shower, vanity sink and toilet. Extractor fan and chrome heated towel rail.

### Garden

Private South facing garden which has benefitted from being recently re-landscaped and features patio, artificial turf, raised flower beds and wooden shed.

### Local Area

Nightingales is located in the popular area of Potter Street and is situated within close proximity to local amenities and schooling. Potter Street is located close to the Harlow M11 Junction.

### Further Info

The vendors have left no stone unturned in their refurbishments with new kitchen, bathroom, flooring throughout, re-landscaped garden, windows and heating system in place within the last three/four years. A viewing is required to appreciate the quality of work carried out.



**Bungalow**  
Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 A (92-100) - Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) - Not energy efficient - higher running costs	85	 A (92-100) - Very environmentally friendly - lower CO2 emissions B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) - Not environmentally friendly - higher CO2 emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk