



Tanys Dell | Harlow | CM20 2LW

Asking Price £350,000

 clarknewman

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A LARGER THAN AVERAGE THREE DOUBLE MID TERRACE HOUSE with blocked paved front. The ground floor comprises of a spacious entrance hall, large lounge with ample dining space and fitted kitchen boasting a range of wall and base units. Further features on the ground floor include useful utility area and cloakroom. The first floor boasts three generously sized double bedrooms and a fully tiled wet room suite. The private rear Garden offers plenty of space for entertaining with patio to front and lawn. Viewings highly recommended.

- Three Bedrooms
- Blocked Paved Front
- Council Tax Band: C
- Large Terrace House
- Ample Living Space
- EPC Rating: C

#### Front

Blocked paved front with potential for several parking spaces. (Kerb not yet dropped).

#### Porch

UPVC double glazed front door, ample storage space and internal wooden door to entrance hall.





### Entrance Hall

5'08 x 10'09 (1.73m x 3.28m)

Large entrance hall with radiator to wall, storage cupboard and stairs to first floor. Internal door to cloakroom.

Access to kitchen and lounge.

### Lounge/Diner

19'08 x 12'08 (5.99m x 3.86m)

Large lounge with plenty of entertaining space benefitting from UPVC double glazed patio doors to garden and bay window to front, radiator to wall. Ample space for dining to front.

### Kitchen

10'06 x 9'04 (3.20m x 2.84m)

Large fitted kitchen with a range of wall and base units offering space for freestanding oven and integrated fridge freezer. Sink and drainer, UPVC double glazed window and internal door leading to utility area.

### Utility Area

6'01 x 12'02 (1.85m x 3.71m)

Utility area with worktop and storage space. Plumbing for washing machine and dishwasher. Access into brick built shed.

External door leading to Garden.

### Cloakroom

5'11 x 2'03 (1.80m x 0.69m)

White toilet and vanity sink. Radiator to wall, extractor fan and small window to Porch.

### Landing

2'09 x 11'01 (0.84m x 3.38m)

Large landing area with UPVC double glazed window to front, loft hatch and airing cupboard. Internal door to double bedrooms and wet room.



### Bedroom One

10'10 x 11'06 (3.30m x 3.51m)

Large double bedroom with UPVC double glazed window to rear, radiator to wall and ample space for wardrobes.

### Bedroom Two

10'11 x 9'01 (3.33m x 2.77m)

Double bedroom with UPVC double glazed window to rear, radiator to wall and large built in wardrobes.

### Bedroom Three

9'02 x 10'03 (2.79m x 3.12m)

Generously sized third bedroom with UPVC double glazed window and radiator to wall. Built in wardrobes.

### Wet Room

6'01 x 7'06 (1.85m x 2.29m )

Fully tiled wet room with large shower space, toilet and vanity sink. UPVC double glazed window to front.

### Garden

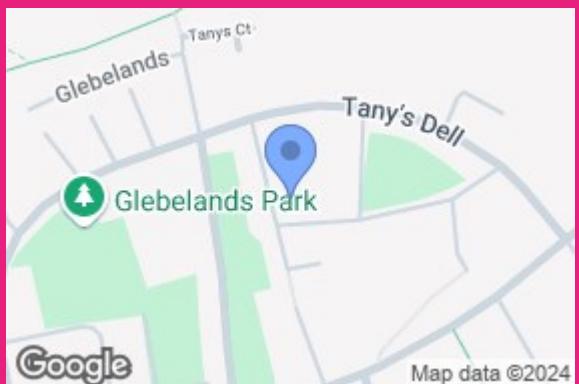
Impressive private rear Garden offers the perfect balance between patio and lawn with plenty of entertaining space. Well established plants and shrubs, rear access and wooden shed to rear.

Brick built shed.

### Local Area

Tanys Dell is located within Mark Hall North Conservation Area. Mark Hall North has been a Conservation Area since 1987 because it was the first estate to be completed in Harlow and contains several unique housing styles and layouts. Tanys Dell is only a short walk (0.9 miles) to Old Harlow High Street providing local amenities and only 1.3 miles to Harlow Town & Harlow Mill Train Stations. There is a choice of local schooling within the area, a museum and several parks.





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Approximate total area<sup>(1)</sup>  
932.8 ft<sup>2</sup>  
86.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Energy Efficiency Rating**

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs<br>(A plus) | A       | 85                      |
| (B1-91)   | B       | 74                      |
| (B2-80)   | C       |                         |
| (D5-68)   | D       |                         |
| (E3-54)   | E       |                         |
| (F21-38)  | F       |                         |
| (G1-20)   | G       |                         |
| Not energy efficient - higher running costs             |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

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