



Abbotsweld | Harlow | CM18 6TQ

Offers In Excess Of £325,000

 clarknewman



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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE with useful garden room. The ground floor comprises of an entrance porch with storage, inner hallway, large living room with space for dining table, fitted kitchen with a range of wall and base units and utility room. Upstairs benefits from two double bedrooms and a modern family bathroom suite. The rear garden is South-West facing with a combination of decking and lawn. Within the garden there is also a garden room with lighting and power, currently being used as a bedroom. Virtual tour available.

- Two Double Bedrooms
- Excellent Condition
- Council Tax Band: C
- Mid-Terrace House
- Popular Location
- EPC Register: C

#### Front

Block paved stairs to front door. Front lawn. Double glazed window and door to entrance porch.

#### Porch

4'0" x 8'1" (1.22m x 2.46m)

Two composite external doors, one leading to inner hallway and the other leading to utility room. Ample room for shoes and coats. Two built-in storage cupboards. Double glazed window and door to front.







### Entrance Hall

7'4" x 6'0" (2.24m x 1.83m)

Stairs to first floor. Radiator to wall. Composite door and UPVC double glazed window to porch. Internal door to living room.

### Living Room

21'11" x 9'5" (6.68m x 2.87m)

UPVC double glazed windows on front and rear aspect with double glazed composite door to garden. Two radiators to walls. Internal doors to hallway, kitchen and under stairs storage cupboard.

### Kitchen

10'5" x 8'1" (3.18m x 2.46m)

UPVC double glazed window and door to garden. Modern white wall and base units with laminate worktops, black 1.5 sink and drainer with chrome mixer tap, space for washing machine and cooker with steel cooker hood above. Built-in larder cupboard. Internal door to living room, doorway to utility room.

### Utility

7'1" x 5'2" (2.16m x 1.57m)

Composite double glazed door to porch, doorway to kitchen. Radiator to wall. Laminate worktop and space for additional appliances.

### Landing

2'9" x 5'10" (0.84m x 1.78m)

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

### Bedroom One

18'0" x 9'6" (5.49m x 2.90m)

UPVC double glazed windows on front and rear aspect, two radiators to walls. Built in storage cupboard. Internal door to landing.







### Bedroom Two

11'10" x 8'4" (3.61m x 2.54m)

UPVC double glazed window to front, radiator to wall. A range of built-in storage cupboards. Internal door to landing.

### Bathroom

5'11" x 5'5" (1.80m x 1.65m)

UPVC double glazed window to rear. Part-tiled bathroom suite comprising of white WC, pedestal sink and bath with glass shower screen and chrome thermostatic shower above. Extractor fan in ceiling. Chrome heated towel rail.

### Garden

South-West facing rear garden with combination of timber decking and lawn. Timber storage sheds and large garden room currently being used as a bedroom (with lighting and power). Rear access onto woodland.

### Outbuilding

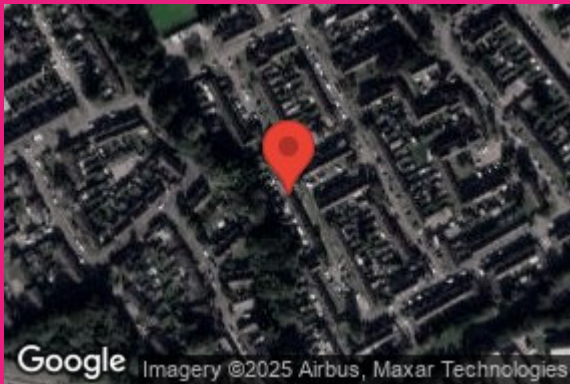
11'6" x 11'8" (3.51m x 3.56m)

Useful garden room with lighting and power sockets. Window facing into garden.

### Local Area

Abbotsweld is located just-off of Southern Way between Bush Fair and Staple Tye shopping centres providing all your local shops and amenities. There is also a good choice of schooling surrounding the property with both primary and secondary schools close-by. Southern Way is linked with the A414 with easy access onto M11.





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

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