



Barley Croft | Harlow | CM18 7QY

Asking Price £290,000

 clarknewman



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A WELL PRESENTED THREE BEDROOM END TERRACE HOUSE benefitting from corner garden. The ground floor comprises of a spacious entrance hall, modern fitted kitchen with a range of wall and base units offering integrated oven and hob, bright and airy lounge with floor to ceiling UPVC double glazed windows/doors leading to private garden and cloakroom. The first floor offers two very good sized double bedrooms with both featuring fitted wardrobes, a single bedroom and family bathroom suite. The private rear garden offers ample entertaining space, patio and lawn with brick built shed to rear. Viewings highly advised.

- Three Bedrooms
- End Terrace House
- Well Presented Throughout
- Close To Local Amenities
- Council Tax Band: B
- EPC Rating: TBC

#### Front

Laid to lawn with concrete path leading to front door.

#### Entrance Hall

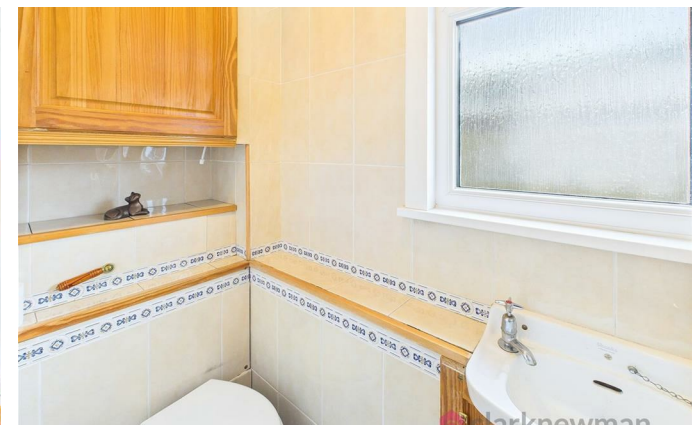
13'1" x 6'8" (3.99m x 2.03m)

UPVC double glazed door to front. Radiator to wall. Stairs to first floor. Internal doors to kitchen, lounge, WC and storage cupboard. Further storage under stairs.

#### Kitchen

9'9" x 9'7" (2.97m x 2.92m)

UPVC double glazed window to front. White modern gloss kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer, integral electric oven and hob with cooker hood above, integral fridge, freezer and dishwasher. Space for washing machine and tumble dryer. Internal door to entrance hall.







### Lounge

11'4" x 19'6" (3.45m x 5.94m)

Two sets of UPVC double glazed doors to rear out to garden, radiator to wall. Internal door to entrance hall.

### WC

2'11" x 5'3" (0.89m x 1.60m)

UPVC double glazed window. Tiled suite with WC and sink to wall. Internal door to entrance hall.

### Landing

9'1" x 2'8" (2.77m x 0.81m)

Stairs to ground floor. Storage over stairs. Internal doors to bedrooms, bathroom and airing cupboard.

### Bedroom One

15'5" x 9'5" (4.70m x 2.87m)

UPVC double glazed window to rear, radiator to wall. Built-in wardrobes. Internal door to landing.

### Bedroom Two

11'2" x 9'9" (3.40m x 2.97m)

UPVC double glazed window to rear, radiator to wall. Two sets of built-in wardrobes. Internal door to landing.

### Bedroom Three

6'11" x 9'5" (2.11m x 2.87m)

UPVC double glazed window to front, radiator to wall. Built-in wardrobes. Internal door to landing.

### Bathroom

5'6" x 6'7" (1.68m x 2.01m)

UPVC double glazed window, chrome heated towel rail to wall. Marble effect wall panels with white WC, vanity sink and bath with glass screen and thermostatic shower over bath.

### Garden

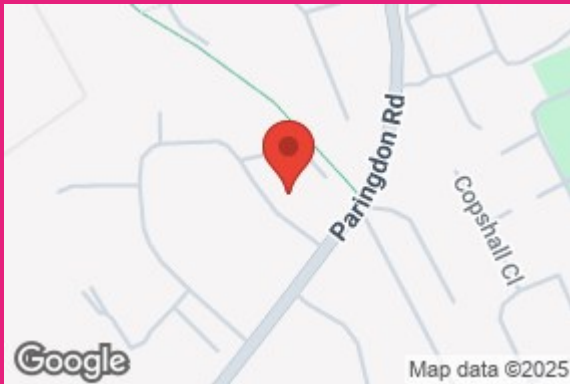
South-facing rear garden comprising of patio with dwarf wall leading to lawn. Flower beds with established plants. Brick built shed. Access to street via timber gate.

### Local Area

Barley Croft is located close to Staple Tye shopping centre, just a short walk away (0.3 miles) providing local shops and amenities. There is a choice of schools within the local area (St James C of E Primary School, Longwood Primary Academy & Stewards Academy). Long Banks is situated 1.5 miles to Harlow Town Centre and 1.8 miles to Princess Alexandra Hospital.

### Agents Notes

Please note this property is timber framed with a felt roof and is deemed as "non-standard construction".



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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