



Paddock Mead | Harlow | CM18 7RS

Offers In Excess Of £400,000

 clarknewman

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AN EXTENDED THREE DOUBLE BEDROOM MID-TERRACE HOUSE in the sought-after development of Paddock Mead. The ground floor has been extended to the front creating an entrance porch, WC and extended living room. To the rear of the property is a large kitchen diner stretching the width of the house. Upstairs benefits from three double bedrooms and a family bathroom suite. The property has been redecorated throughout with new carpets upstairs, making it ideal for any buyer to move straight into and make any modernisations when suited. The rear garden is mostly laid to lawn with patio, shed and rear access. To the front is a double driveway and garage with lighting and power. Being sold with no onward chain. Online virtual tour available.

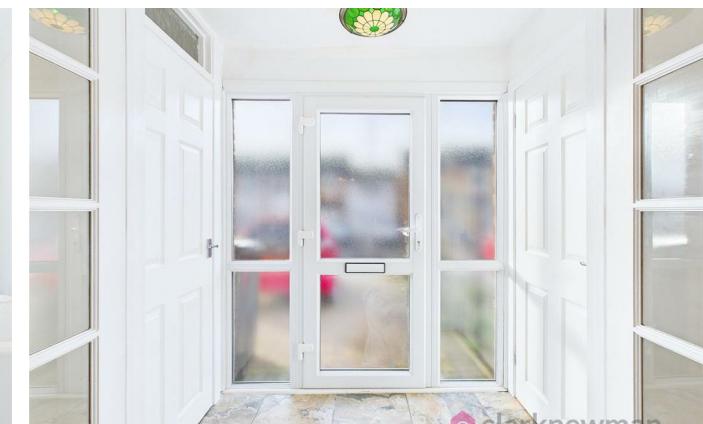
- Three Double Bedrooms
- Mid Terrace House
- Driveway & Garage
- Sought-After Location
- Council Tax Band: D
- EPC Rating: C

Front

Block paved driveway with parking for multiple cars. Up and over door to garage (due to be painted). UPVC double glazed door with side panels to entrance porch.

Porch

3'0" x 6'1" (0.91m x 1.85m)
UPVC double glazed door to front with side panels for natural light. Internal doors to built-in storage cupboard and WC. Internal glazed double doors into living room. Tiled flooring with seamless flow throughout the ground floor.





WC

5'2" x 4'1" (1.57m x 1.24m)

White WC and vanity sink. Radiator to wall. Extractor fan in ceiling. Internal door to entrance porch. Tiled flooring with seamless flow throughout the ground floor.

Living Room

20'10" x 12'0" (6.35m x 3.66m)

Spacious living room with large skylight providing plenty of natural light. Tiled flooring with seamless flow throughout the ground floor. Radiator to wall. Understairs storage cupboard. Stairs to first floor. Two sets of internal glazed double doors into porch and into kitchen.

Kitchen Diner

10'7" x 20'6" (3.23m x 6.25m)

Dining area benefiting from large UPVC double glazed window and door out to garden. Fitted open-front cabinets to wall. Internal glazed double doors into living room. Radiator to wall. Large brick-built breakfast bar with tiled top separating kitchen and dining area. The kitchen also benefits from double glazed window and door leading out to garden. Fitted kitchen with a range of wall and base units with laminate worksurfaces and ceramic 1.5 sink and drainer with chrome mixer tap. Plenty of space for appliances including electric double oven, dishwasher, washing machine, fridge and freezer. Tiled flooring with seamless flow throughout the ground floor.

Landing

8'2" x 2'11" (2.49m x 0.89m)

Stairs to ground floor. Loft hatch above. Internal doors to bedrooms and family bathroom. Airing cupboard housing hot water cylinder. New carpet flooring.

Bedroom One

11'4" x 10'4" (3.45m x 3.15m)

UPVC double glazed window to rear, radiator to wall. Built-in double wardrobe. New carpet flooring. Internal door to landing.



Bedroom Two

10'7" x 9'10" (3.23m x 3.00m)

UPVC double glazed window to rear, radiator to wall. Two fitted double wardrobes. New carpet flooring. Internal door to landing.

Bedroom Three

7'8" x 10'3" (2.34m x 3.12m)

UPVC double glazed window to front, radiator to wall. Built-in wardrobe. New carpet flooring. Internal door to landing.

Bathroom

4'6" x 9'10" (1.37m x 3.00m)

UPVC double glazed window to front. Tiled walls and flooring. White suite comprising of WC, pedestal sink and bath with electric shower and glass screen above. Chrome heated towel rail to wall. Internal door to landing.

Garage

18'1" x 8'4" (5.51m x 2.54m)

Up and over garage door to front. Lighting and power sockets. Vaillant gas boiler and water tap to wall.

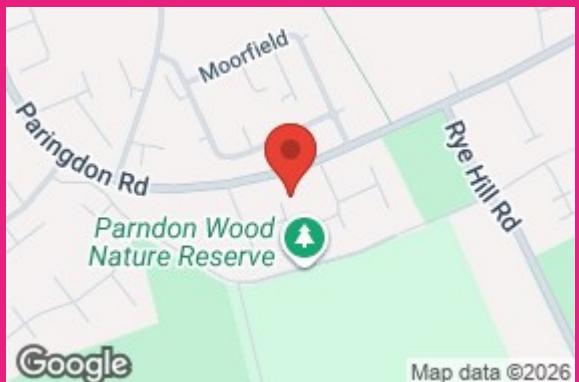
Garden

Patio with steps leading up to lawn and small path leading to rear of garden where there is another patio, brick build shed and rear gate. Exterior lighting and cold water tap.

Local Area

This property is situated within a cul-de-sac of the ever popular Paddock Mead development, located off Paringdon Road within the South of Harlow. It sits just a short walk from local shops, schools and excellent transport links, with Harlow Town Centre and its wider range of facilities only a short drive or bus ride away. Enjoy the best of both worlds with Parndon Wood Nature Reserve and other green spaces nearby, offering scenic walking trails, woodland and wildlife right on your doorstep, perfect for outdoor living and leisure. The area provides good connectivity for commuters, with rail services from Harlow providing direct access to London, Cambridge and Stansted Airport, while the M11, A414 and A10 are easily accessible for those travelling by car.





Floor 0:

- Porch: 3'0" x 6'1" / 0.92 x 1.87 m
- WC: 1'5"2" x 4'1" / 1.59 x 1.25 m
- Living Room: 20'10" x 12'0" / 6.37 x 3.67 m
- Kitchen Diner: 10'7" x 20'6" / 3.24 x 6.26 m
- Garage: 18'1" x 8'4" / 5.52 x 2.55 m

Floor 1:

- Bedroom: 7'8" x 10'3" / 2.34 x 3.14 m
- Bedroom: 11'4" x 10'4" / 3.48 x 3.16 m
- Bathroom: 4'6" x 9'10" / 1.38 x 3.02 m
- Bedroom: 10'7" x 9'10" / 3.23 x 3.00 m
- Landing: 8'2" x 2'11" / 2.50 x 0.90 m

Approximate total area⁽¹⁾
1092 ft²
101.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	72
(B-91)	B	79
(80-80)	C	
(55-68)	D	
(32-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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