



Burnett Park, Harlow, CM19

BUTLER & STAG





**Wonderfully positioned just on the edge of Epping Green and Harlow is this delightful three bedroom semi-detached house on a very sought after road.**



- Semi Detached Home
- Stunning Throughout
- Modern Kitchen /Breakfast Area
- Three Bedrooms
- Two Spacious Receptions
- Off Street Parking/Garage With Electric Car Charging Port

Accommodation comprises of a modern kitchen/breakfast area, a spacious living/dining room with doors leading onto the garden, a second reception room which can be used for many things, a downstairs WC completes the ground floor.

On the first floor there are three bedrooms, the main bedroom having the benefit of an en-suite, and modern family bathroom.

Externally, there is off street parking for two vehicles. The rear garden enjoys a south east facing aspect, extending to around 32' and smartly designed with AstroTurf lawn area with access to the garage.

The property is set within easy access to M11, Epping Train Station & Harlow Mill Train Station, both of which offer direct links to London Liverpool Street.

Council- Harlow  
Tax Band- D







## Burnett Park, CM19

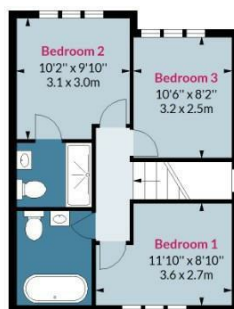
Approx. Gross Internal Area 1079 Sq Ft - 100.24 Sq M  
Approx. Gross Garage Area 202 Sq Ft - 18.77 Sq M

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### Ground Floor

Floor Area 627 Sq Ft - 58.25 Sq M



### First Floor

Floor Area 452 Sq Ft - 41.99 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/10/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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