



NEWMANS END, MATCHING TYE

GUIDE PRICE – £595,000

- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED HOUSE
- OPPORTUNITY TO EXTEND AND RENOVATE STPP
- RURAL VILLAGE LOCATION
- LARGE LIVING ROOM
- KITCHEN
- DINING ROOM
- CONSERVATORY
- MATURE, WELL STOCKED WRAP ROUND COTTAGE STYLE GARDEN
- OFF STREET PARKING

An opportunity to purchase and renovate a rural 3 bedroom semi-detached home. Located in the peaceful hamlet of Newmans End, the property features a large wrap round garden ideal to extend in to STPP, whilst internally offering a large living room, dining room, kitchen and conservatory on the ground floor with 3 bedrooms and a large bathroom on the first. The large wrap round garden is beautifully stocked with mature flower beds offering ample opportunity to attract nature, there is also off street parking that could be extended should this be required.





With timber front door opening into:

Entrance Hall

With Georgian casement windows to both front and rear aspects, carpet tiled flooring, wall mounted electric meter, ceiling lighting, door to:

Living Room 21'10" x 12'7" max

With Georgian casement windows and secondary glazing within to three aspects, wall mounted lighting, wall mounted radiators, TV and power points, fitted carpets, doors to rooms.

Inner Hallway

With stairs rising to first floor landing, tiled flooring, doors to rooms.

Kitchen

Comprising an array of eye and base level cupboards and drawers, complimentary stone effect and wood edged work surface and tiled splashback, single bowl, single drainer stainless steel sink unit with mixer tap, four ring electric hob with oven under and extractor fan above, inset ceiling down lighting, Georgian casement window to rear with secondary glazing within, tiled flooring, wall mounted radiator, understairs storage cupboard with fuseboard, door through to;

Dining Room 12'4" x 11'4"

With Georgian casement window to front with secondary glazing within, ceiling and wall mounted lighting, feature display fireplace, wall mounted radiator, TV and power points, fitted carpet, door through to living room.

Conservatory 14'3" x 8'3"

Of timber construction with poly carbonate roof, tiled flooring, utility work station with recess, power and plumbing for washing machine, free standing oil fired boiler, tiled flooring, windows on 3 aspects with French doors leading out to terrace.

First Floor Landing

With ceiling lighting, smoke alarm, access to loft, airing cupboard with hot water cylinder and slatted shelves, wall mounted radiator, window to rear, fitted carpet, doors to rooms.

Bedroom 1 - 11'8" x 11'6"

With Georgian casement window to front with secondary glazing within, ceiling lighting, wall mounted radiator, TV and power points, built-in fitted wardrobe, fitted carpet.

Bedroom 2 - 11'5" x 10'1"

With Georgian casement windows to side and rear aspects with secondary glazing within, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 - 12'5" x 11'6"

With Georgian casement window to front with secondary glazing within, ceiling lighting, access to loft, wall mounted radiator, TV, telephone and power points, fitted carpet.

Family Bathroom

A large bathroom that once renovated could hold a four piece suite, currently set up with a three piece suite of panel enclosed bath with twin taps, wall mounted shower with tiled surround and glazed shower screen, pedestal wash hand basin with twin taps, close couples WC, obscure Georgian casement window to rear with secondary glazing within, fitted radiator, ceiling lighting, fitted carpet.

OUTSIDE

The Front

The front of the property is beautifully positioned within the hamlet and secluded by mature hedge, off street parking currently for a single vehicle but could easily be extended, with wrought iron gate leading to front path dissecting two large lawned areas with mature and well stocked shrub and herbaceous borders leading to front door and side path, leading to

Rear Garden

A well stocked west facing cottage style garden with an abundance of mature shrub and herbaceous flower beds with steps up to a raised lawn with greenhouse and timber shed to rear, all retained by close boarded fencing and hedge.



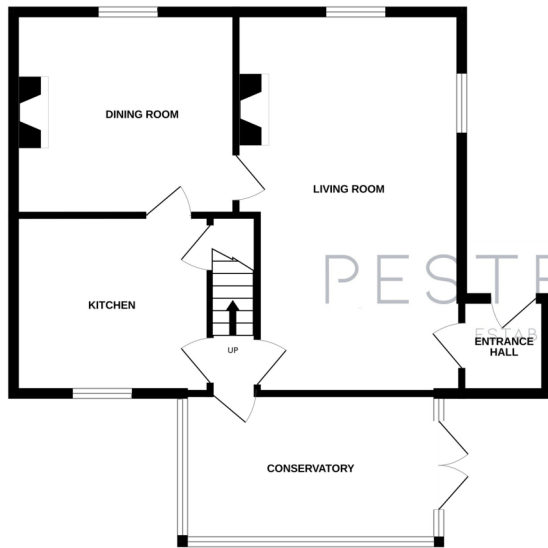
DETAILS

EPC

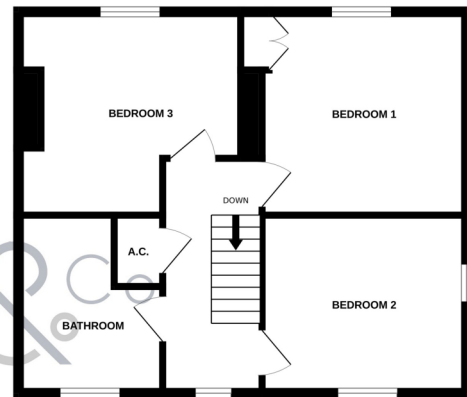
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS & STIPULATIONS

Newman's End is located south of the village of Sheering that in turn is between Hatfield Heath and Old Harlow, both offering schooling, shopping, restaurants and recreational facilities. The larger towns of Bishops Stortford and Harlow offer mainline train station direct to London Liverpool Street and Stratford. The nearby M11 can be accessed via the new Junction 7A that offers onward journeys to the M25 and London or Stansted Airport and Cambridge to the north.

DIRECTIONS



FULL PROPERTY ADDRESS

2 Slate Cottages, Newmans End, Matching Tye,
Harlow, Essex CM17 0QX

COUNCIL TAX BAND

Band D

SERVICES

Oil fired central heating, private drainage and
water

LOCAL AUTHORITY

Epping Forest District Council Civic Offices
323 High Street, Epping, Essex CM16 4BZ

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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