



Burley Hill, CM17 9QQ  
Harlow









# Burley Hill, CM17 9QQ

PUBLIC NOTICE - 45 Burley Hill, Harlow, CM17 9QQ- We are in receipt of an offer of £350,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Nestled in the charming area of Burley Hill, Harlow, this three-bedroom end of terrace house awaits its new owner. Although in need of modernization, this property offers great potential for those looking to create their dream home.

Upon entering, you are greeted by a large living room, perfect for relaxing with family and friends. The separate dining room provides a wonderful space for entertaining guests or enjoying meals together. Additionally, the conservatory allows for a lovely spot to unwind while overlooking the good-sized rear garden, ideal for outdoor activities or simply basking in the sunshine.

With two reception rooms, three bedrooms, family bathroom and a downstairs cloakroom this property offers ample space for comfortable living. Imagine the possibilities that come with renovating this house to suit your personal style and preferences.

Don't miss out on the opportunity to transform this property into a beautiful and cosy home in a desirable location. Embrace the chance to unleash your creativity and make this house your own.

Asking Price £340,000



- THREE BEDROOM END OF TERRACE HOUSE
- SPACIOUS THROUGHOUT
- CONSERVATORY
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL SHOPS AND AMENITIES

### Hallway

#### Cloakroom (WC) 3'12x5'76 (0.91mx1.52m)

Double glazed windows to front aspect, textured ceiling, tiled flash backs, single radiator, tiled flooring, wash basin, low level flush

#### Lounge 15'66x12'87 (4.57mx3.66m)

Double glazed windows to front aspect, coved and textured ceiling, single radiator, laminate flooring, electric fireplace, wooden over mantelpiece, TV aerial point, power points

#### Dining room 7'87x9'84 (2.13mx2.74m)

Double glazed windows to rear aspect, coved and textured ceiling, single radiator, laminate flooring, power points, leading to conservatory

#### Kitchen 7'63x9'87 (2.13mx2.74m)

Double glazed windows to rear aspect, single radiator, tiled radiator, tiled splash backs, base and wall units with roll top work surfaces, space for cooker, gas oven, electric hob, hood extractor hood, double drainer unit, space for fridge freezer, coved and textured ceiling, power points

#### Conservatory 7'29x7'62 (2.13mx2.13m)

Tiled flooring

#### Family bathroom 6'64x6'67 (1.83mx1.83m)

Double glazed windows to front aspect, textured ceiling, part tiled walls, heated towel rail, vinyl flooring, extractor fan, panel enclosed bath, electric shower, wash basin

#### Bedroom 1 8'97x10'64 (2.44mx3.05m)

Double glazed windows to rear, textured ceiling, single radiator, built in storage cupboard, TV aerial point, power points

- IN NEED OF MODERNISATION
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO A414 & M11

#### Bedroom 2 8'96x9'47 (2.44mx2.74m)

Double glazed windows to front aspect, textured ceiling, single radiator, built in storage cupboard, power points

#### Bedroom 3 6'64x7'45 (1.83mx2.13m)

Double glazed windows to rear aspect, textured ceiling, single radiator, carpeted flooring, power points

Council Tax band - D  
EPC Rating - C



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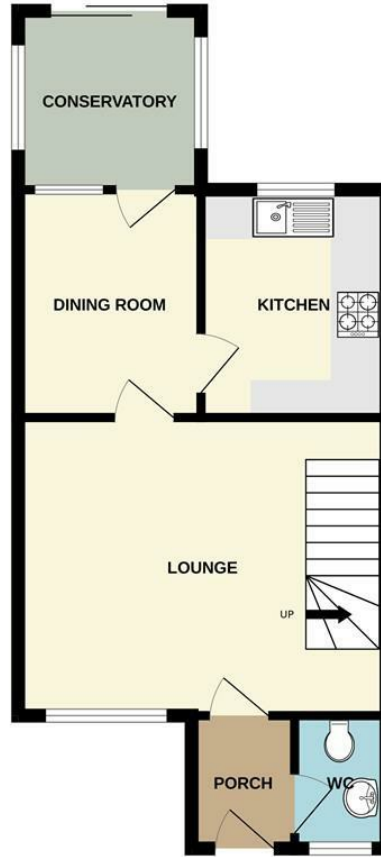


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                     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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

GROUND FLOOR

1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

