

Tylney Croft, Harlow
CM19 4LT
£315,000 Freehold

Town & Country
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- IDEALLY LOCATED CLOSE TO SCHOOLS & SHOPS
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- FITTED KITCHEN
- FAMILY BATHROOM
- LOW MAINTENANCE COURTYARD GARDEN
- GAS CENTRAL HEATING
- QUIET LOCATION
- MOTIVATED SELLERS

**** SOUGHT AFTER LOCATION ****

Presenting a charming terraced house, which is located close to local schools, shops and amenities.

This three bedroom house is a perfect family home. The heart of the home is the open-plan lounge/diner into kitchen area, this creates an inclusive environment for both family and friends, with a conservatory off of the lounge which is an ideal space if you work/study from home.

The first floor accommodation comprises of three bedrooms, two of which are doubles while the third is a comfortable single plus a family bathroom. Harlow town centre is close by with supermarkets, shops, restaurants and leisure facilities - Harlow train station offers direct links to London, Cambridge and Stansted Airport and the M11 motorway is just a short drive away as is the Princess Alexandra Hospital.

In summary, this house provides a fantastic opportunity for families looking for a home in good condition, offering space, comfort and convenience. Don't miss out on this opportunity to secure a wonderful new home.

MOTIVATED SELLERS HAVE FOUND THEIR ONWARD PURCHASE AND ARE KEEN TO SECURE A BUYER



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed entrance door, tiled flooring, inset spot lights.

ENTRANCE HALL

uPVC partially glazed door, Mosaic style wood flooring, centre light, radiator, stairs to first floor, under stairs storage cupboard.

LOUNGE/DINER

24' 5" x 9' 10" (7.44m x 2.99m)

Window to front aspect, patio doors to conservatory, carpet flooring, centre light, two radiators. Feature fireplace, open plan into kitchen.

KITCHEN

9' 2" x 8' 3" (2.79m x 2.51m)

Window to rear aspect, tiled flooring. Range of wall and base Shaker style units with contrasting black worktop, stainless steel sink/drainage, gas hob with extractor over, integrated oven, space for washing machine & fridge/freezer.

CONSERVATORY

9' 6" x 5' 11" (2.89m x 1.80m)

Windows to side and rear aspects, door to rear, laminate flooring, wall mounted lights, radiator.



FIRST FLOOR LANDING

Centre light, carpet flooring, loft access hatch.

BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m)

Window to rear aspect, carpet flooring, centre light, radiator, built in wardrobe.

BEDROOM TWO

9' 11" x 8' 2" (3.02m x 2.49m)

Window to front aspect, carpet flooring, centre light, radiator, built in wardrobe.

BEDROOM THREE

7' 11" x 6' 9" (2.41m x 2.06m)

Window to front aspect, carpet flooring, centre light, radiator, built in storage cupboard.

BATHROOM

Window to rear aspect. Panelled bath, vanity wash hand basin and low level WC.

EXTERIOR

FRONT

Block paved with shrub borders.

REAR

Fenced borders, patio area, brick built storage with power and light.







Total floor area: 98.2 sq.m. (1,058 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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