



Park Hill | Old Harlow | CM17 0AE

Offers In Excess Of £350,000

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AN ATTRACTIVE TWO/THREE BEDROOM END OF TERRACE HOUSE situated within the heart of Old Harlow. The property benefits from a driveway and garage with stairs leading to the front door, overlooking woodland. The ground floor comprises of a spacious lounge with kitchen, bathroom and study to rear. Upstairs benefits from two double bedrooms and WC (no bathroom) with a staircase in the front bedroom leading to the converted loft space. The rear garden is mostly paved with rear access to communal car park. Online virtual tour available.

- Two/Three Bedrooms
- End of Terrace
- Driveway & Garage
- No Onward Chain
- Council Tax Band: D
- EPC Rating:

#### Front

Block paved driveway with iron fencing. Brick built raised flower beds. Stairs to composite front door. Electric shutter door to garage.

#### Entrance

4'7" x 4'7" (1.40m x 1.40m)

Composite door to front. Internal door to living room. Radiator to wall.



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### Living Room

14'2" x 18'2" (4.32m x 5.54m)

Two UPVC double glazed windows overlooking woodland. Radiator to wall. Stone feature fireplace with electric fire (not tested). Stairs to first floor. Internal doors to entrance and kitchen.

### Kitchen

13'10" x 7'1" (4.22m x 2.16m)

UPVC double glazed window to rear. Radiator to wall. Fitted kitchen with electric oven and hob. Laminate worktops and stainless steel sink and drainer. Gas boiler to wall (tested and working). Archway to study, internal doors to living room and inner hall.

### Study

7'10" x 6'10" (2.39m x 2.08m)

UPVC double glazed French doors to garden, radiator to wall. Opening/archway to kitchen.

### Inner Hall

7'3" x 3'0" (2.21m x 0.91m)

External glazed door to garden. Airing cupboard housing hot water cylinder. Radiator to wall. Internal doors to bathroom and kitchen.

### Family Bathroom

8'1" x 6'4" (2.46m x 1.93m)

White three piece suite with glass screen and chrome bar shower over bath. Window to rear. Radiator to wall. Internal door to inner hall.

### Landing

6'11" x 2'7" (2.11m x 0.79m)

Stairs to ground floor. Internal doors to bedrooms and WC.

### WC

8'4" x 2'7" (2.54m x 0.79m)

White WC and pedestal sink to wall. Internal door to landing.



### Bedroom One

11'10" x 9'1" (3.61m x 2.77m)

UPVC double glazed window to rear, radiator to wall. Built-in furniture. Internal door to landing.

### Bedroom Two

13'7" x 7'9" (4.14m x 2.36m)

UPVC double glazed windows to side and rear aspects. Radiator to wall. Stairs to loft bedroom. Internal doors to landing and staircase.

### Loft Bedroom

13'8" x 8'11" (4.17m x 2.72m)

Large wooden framed Velux window. Radiator to wall. Plenty of storage within the eaves of the roof space. Stairs to bedroom two.

### Garden

Fully paved garden with flowerbeds and rear access to communal parking. Exterior tap and exterior lighting. Timber shed and greenhouse.

### Garage

8'6" x 19'8" (2.59m x 5.99m)

Electric roller door with remote fobs. Electric power sockets.

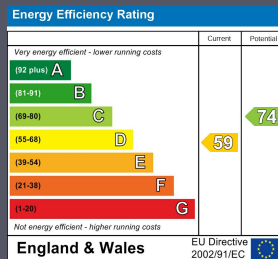
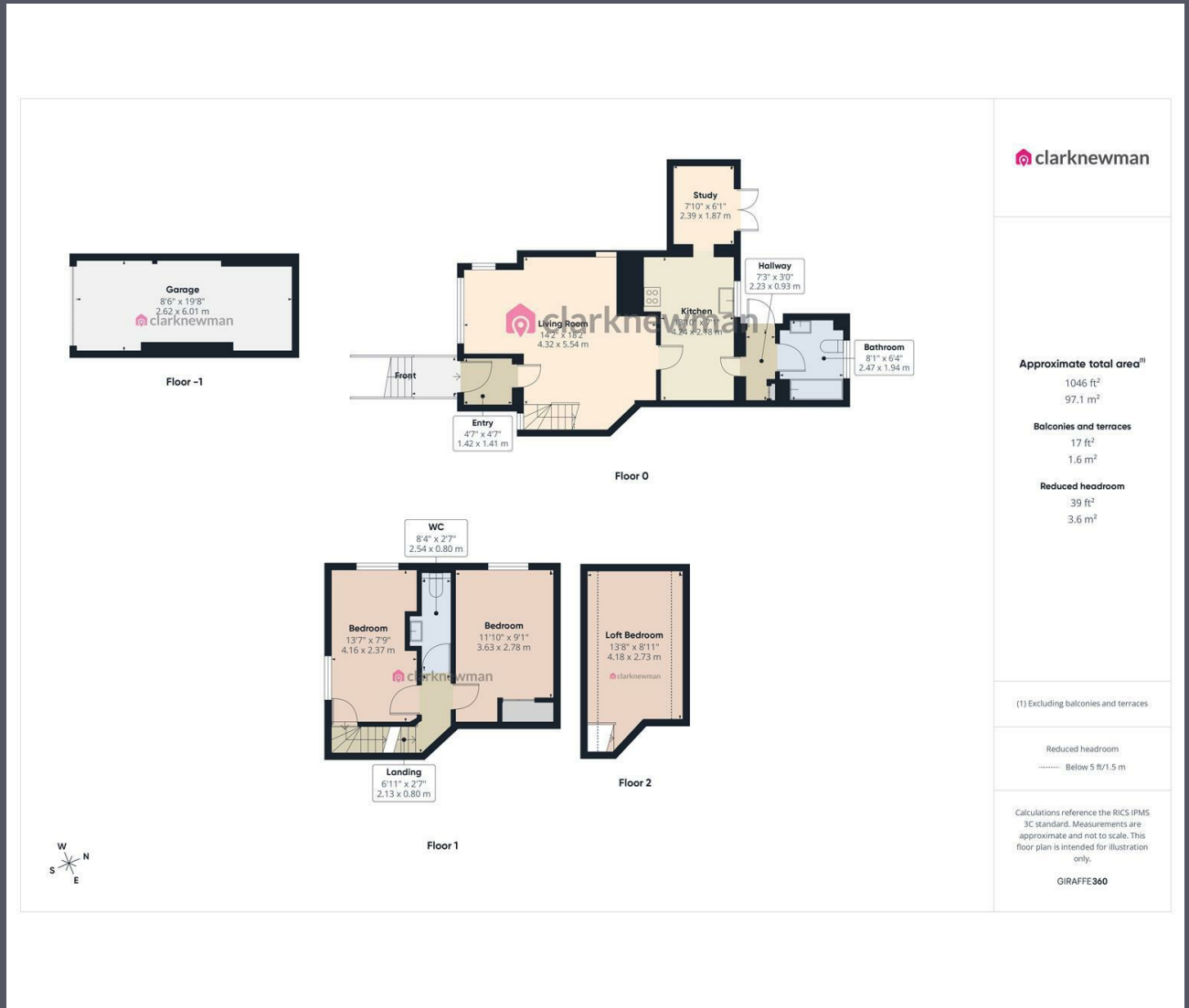
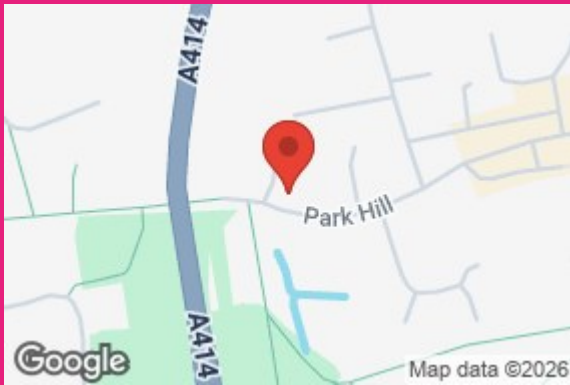
### Local Area

Located in the heart of Old Harlow and is only a short walk away from Old Harlow High Street which boasts all amenities and schooling, as well as being only 0.5 miles away from Harlow Mill Train Station (with direct trains into London & Cambridge) and a short drive from M11 junction 7A. There is also a new David Lloyd leisure centre less than 1 mile away.

### Agents Notes

The sellers are still awaiting probate to be granted but a sale can be agreed and the conveyancing started. However completion cannot take place until probate has been granted.





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