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Park Lane, Harlow

GUIDE PRICE: £450,000-£475,000. A beautifully presented Victorian character cottage, with pretty gardens and park views, in a lovely position right at the heart of Harlow Town Park.

Price Guide £450,000

01992 87 85 80



Overall Description

GUIDE PRICE: £450,000-£475,000. This is an attractive and beautifully presented end-of-terraced Victorian cottage in a lovely position, right at the heart of Harlow Town Park, over which it enjoys pleasant views. The property has plenty of period character and charm and is in excellent decorative order throughout. There are two good-sized double bedrooms and a large luxury bathroom on the top two floors, with the top bedroom having French doors opening out to a Juliet balcony overlooking the garden. On the ground floor is an entrance porch, sitting room with woodburning stove, dining room, kitchen with stable door to the garden, utility and downstairs shower room. The pretty and good-sized back gardens are a real feature of this property and there is off-street parking on the drive to the front and a gate for side access. If you are looking for something with modern convenience that also has a little bit of character, in a sought-after location that is close to local amenities, then viewing is highly recommended.

Location

This property sits in arguably the best location in central Harlow, one of a row of Victorian cottages in the middle of Harlow Town Park, over which it enjoys lovely views to the front, so very well-positioned for everything that the town has to offer, but with green open-spaces to enjoy right on your doorstep. Harlow Town Park is a 160 acre award-winning Grade II Listed public space, renowned for its wide ranging attractions including water garden, adventure playground, pet's corner farm, paddling pool, skate park and scenic gardens. The Greyhound pub/restaurant is just a short stroll up the road and Harlow Town railway station is also just a short walk away, with its regular fast trains to London Liverpool Street. Harlow town centre is also easily reached on foot and has a very good range of shops, supermarkets and other amenities including the Princess Alexandra Hospital, while the Old Town and surrounding villages have a selection of good pubs and local restaurants. Harlow is surrounded by open countryside making the property perfect for keen walkers or cyclists, yet is also easily accessible by road with the M11 heading south to London and the M25 and the A414 providing easy access to the A10 and beyond.

Accommodation

From the driveway the glazed front door leads into the:

Front Porch 4'7 x 3'3 (1.40m x 0.99m)

Two windows to side. Radiator. Door to:

Sitting Room 11'7 x 10'11 (3.53m x 3.33m)

Window to front. Fireplace with solid oak mantel, brick surround, wood-burning stove and marble hearth. Fitted shelving and storage cupboards. Wood-effect laminate flooring. Wall-mounted TV aerial point.

Dining Room 14'7 widest x 11'8 (4.45m widest x 3.56m)

Window to rear. Fireplace with oak mantel and marble hearth. Wood-effect laminate flooring. Stairs to first floor with under-stairs cupboard. Period-style radiator.

Kitchen 11'4 x 6'11 (3.45m x 2.11m)

Window to side. Kitchen units with roll-top worksurfaces and Belfast sink. Range gas cooker. Exposed beams. Part-glazed stable door to the side.

Utility Room 7'11 x 4'1 (2.41m x 1.24m)

Frosted window to side. Kitchen units with roll-top work surfaces. Space for fridge/freezer. Space and plumbing for washing-machine and dishwasher. Space for tumble-drier. Wall-mounted Vaillant gas central-heating boiler. Loft hatch.

Downstairs Bathroom 7'10 x 6'5 (2.39m x 1.96m)

Window to rear overlooking the garden. Shower cubicle with tiled surround. Low-level wc. Wash-hand basin with tiled splash-back. Tiled floor. Vaulted ceiling with spotlights. Heated period-style radiator.

First Floor 5'5 x 4'8 (1.65m x 1.42m)

From the dining room stairs lead up to the landing. Window to side. Radiator.

Bedroom One 10'11 x 10'6 (3.33m x 3.20m)

Window to front. Ornate cast-iron Victorian fireplace with slate hearth. Two fitted wardrobes. New carpet. Radiator.

Bathroom 11'7 x 8'5 (3.53m x 2.57m)

Frosted window to rear. Period style roll-top bath with shower attachment. Low-level WC. Wash-hand basin. Period-style heated towel-rail. Exposed beams. Wooden floorboards.

Second Floor

From the first floor stairs lead up to the second floor.

Bedroom Two 18'10 x 11'8 (5.74m x 3.56m)

French doors opening to Juliet balcony overlooking the garden. Under-eaves storage. Radiator with cover.

Outside

The property has a front driveway with off-street parking. A path leads through a side gate to the pretty and good-sized back garden, set out on a number of levels, with a sunny decking area close to the kitchen door and a path leading up to the top level with a pleasant view back to the house. GARDEN SHED.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Telephone connected. Council Tax Band: C.



Ground Floor
267 sq. ft. (24.7 sq. m.) approx.



1st Floor
288 sq. ft. (26.7 sq. m.) approx.



2nd Floor
239 sq. ft. (22.2 sq. m.) approx.




TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>36</p>	<p>64</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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