



Felmongers | Harlow | CM20 3DH

Offers In Excess Of £375,000



Felmongers | Harlow | CM20 3DH

Offers In Excess Of £375,000

A WELL PRESENTED THREE BEDROOM MID-TERRACE HOUSE. Since purchasing the property, the current owners have thoughtfully refurbished the home throughout, with no detail overlooked. The ground floor features a spacious entrance hall leading to a cosy living room and a stylish modern kitchen/diner. To the rear of the property is a garden room with a WC. Upstairs offers two double bedrooms, a generously sized single bedroom, and a luxurious family bathroom. The rear garden has been designed for easy maintenance, with a combination of lawn and patio areas. Online virtual tour available.

- Three Bedrooms
- Excellent Condition
- Council Tax Band: C
- Mid-Terraced House
- Ground Floor WC
- EPC Rating: C

#### Front

Combination of path and turf with raised flower beds and front porch.

#### Entrance Hall

8'0" x 9'10" (2.44m x 3.00m)

Composite door to front. White cast iron style radiator to wall. Stairs to first floor. Doorways to living room and kitchen.



 clarknewman



 clarknewman



 clarknewman



### Living Room

10'3" x 13'7" (3.12m x 4.14m)

UPVC double glazed window to front. Working chimney breast with fitted units either side. White cast iron style radiator to wall. Doorway to entrance hall.

### Kitchen Diner

18'10" x 9'5" (5.74m x 2.87m)

UPVC double glazed window to rear. Modern fitted kitchen with a range of units, laminate worktops and stainless steel 1.5 sink and drainer. Integral appliances including dishwasher, electric oven and hob with cooker hood above. Understairs storage cupboard. White cast iron style radiator to wall. UPVC double glazed French doors to garden room.

### Garden Room

6'0" x 7'5" (1.83m x 2.26m)

Brick built garden room with plumbing for washing machine. UPVC double glazed window and patio door to garden. Internal door to WC. UPVC double glazed French doors to kitchen diner.

### WC

2'6" x 5'4" (0.76m x 1.63m)

UPVC double glazed window. WC and sink to wall. Internal door to garden room.

### Landing

8'0" x 9'2" (2.44m x 2.79m)

Internal doors to bedrooms, space-saver pocket door to bathroom. Airing cupboard housing gas boiler. Stairs to ground floor. Loft hatch above.

### Bedroom One

10'4" x 12'8" (3.15m x 3.86m)

UPVC double glazed window to front, radiator to wall. Internal door to landing.

### Bedroom Two

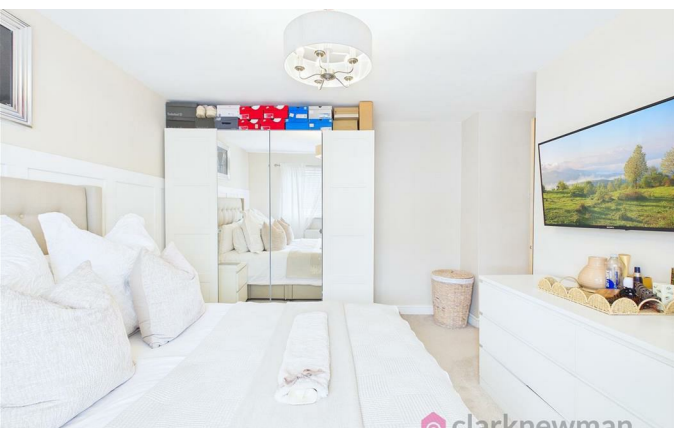
10'3" x 10'6" (3.12m x 3.20m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing.



clarknewman

clarknewman



### Bedroom Three

8'1" x 8'1" (2.46m x 2.46m)

UPVC double glazed window to front, radiator to wall.  
Internal door to landing.

### Family Bathroom

8'1" x 5'6" (2.46m x 1.68m)

UPVC double glazed window to rear aspect. Part tiled suite benefiting from WC, vanity sink and bath with glass screen and shower above. Chrome heated towel rail to wall. Extractor fan. Pocket door to landing.

### Garden

Combination of patio and turf with rear access out to woodland (was previously an allotment) with a children's park located behind that. To the rear of the garden is a brick-built shed.

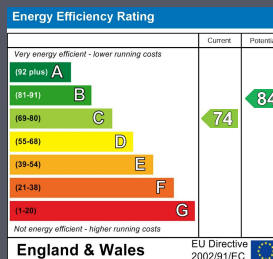
### Local Area

Felmongers is always a popular location within the town due to its close proximity to The Stow Shopping Centre which offers a variety of amenities. Further benefits include being within walking distance to both primary and secondary schools and Harlow Mill Train Station (providing access to London, Cambridge and Stansted Airport) being located just over two miles away.

### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Equity House  
 4-6 Market Street  
 Harlow  
 Essex  
 CM17 0AH  
 01279 400444  
 hello@clarknewman.co.uk