



Rundells | Harlow | CM18 7HG

Asking Price £335,000

 clarknewman

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A GENEROUSLY SIZED THREE BEDROOM MID TERRACE HOUSE featuring ground floor extension. The property has been very well kept by the vendors throughout their ownership which spans back to the 1960's. The ground floor comprises of a spacious entrance hall, fitted kitchen offering a range of wall and base units and separate dining area. Large lounge with the ground floor extension providing further living space. and a inner hall offering further storage space and access to garden. Upstairs boasts two very good sized double bedrooms, a single bedroom, family bathroom suite and WC. The South facing garden benefits from patio to front allowing for ample seating space, lawn and brick built shed to rear. The property will be sold with no onward chain and viewings are highly recommended.

- Three Good Sized Bedrooms
- Mid Terrace House
- Ground Floor Extension
- No Onward Chain
- Council Tax Band: C
- EPC Rating: TBC

Front

Ample street parking on the road. Large front garden.

Entrance Hall

5'06 x 14'10 (1.68m x 4.52m)

Large entrance hall with internal doors to kitchen/diner and lounge. Radiator to wall and stairs to first floor. Under stairs storage cupboard and access into "inner hall".

Kitchen/Diner

15'04 x 10'08 (4.67m x 3.25m)

Bright and airy kitchen/diner. The fitted kitchen boasts a range of wall and base units while offering space for oven and hob, under counter appliances and UPVC double glazed window to front. Open-plan layout to dining area with a further UPVC double glazed window to front and radiator to wall. Internal door to lounge.





Lounge

14'11 x 13'08 (4.55m x 4.17m)

Large lounge with UPVC double glazed window to rear allowing for plenty of natural lighting, radiator to wall and feature fireplace (back boiler in situ behind fireplace). Internal doors leading to entrance hall and kitchen/diner.

Inner Hall

5'10 x 2'09 (1.78m x 0.84m)

Extremely useful storage space and external door leading to private garden.

Landing

8'08 x 3'03 (2.64m x 0.99m)

Large landing area with airing cupboard and loft hatch. Internal doors to bedrooms, family bathroom and WC.

Bedroom One

12'05 x 10'09 (3.78m x 3.28m)

Large double bedroom with ample space for wardrobes/furniture, UPVC double glazed window to front, radiator to wall and further storage cupboard.

Bedroom Two

12'11 x 9'04 (3.94m x 2.84m)

Double bedroom with UPVC double glazed window to rear and radiator to wall.

Bedroom Three

8'08 x 6'11 (2.64m x 2.11m)

Generously sized single bedroom with UPVC double glazed window to front and radiator to wall.

Bathroom

5'04 x 5'07 (1.63m x 1.70m)

Family bathroom suite featuring bath with shower attachment, sink and UPVC double glazed window to rear.

WC

2'05 x 4'11 (0.74m x 1.50m)

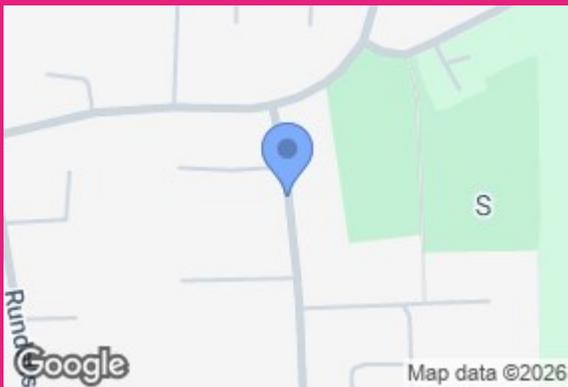
WC and UPVC double glazed window to rear.

Garden

Lovely sized South facing garden benefitting from patio to front allowing for ample seating space, lawn and brick built shed to rear. Rear access.

Local Area

Rundells is a popular area within the town and is located within walking distance to both primary and secondary schooling as well as Bush Fair shopping centre which provides all local amenities. Rundells is located just a short drive (just over 1.5 miles) away from Harlow M11 Junction 7.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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