



Tanys Dell, CM20 2LS  
Harlow









# Tanys Dell, CM20 2LS

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS, THREE BEDROOM END OF TERRACE HOUSE IN THE SOUGHT AFTER CM20 LOCATION OF TANYS DELL, HARLOW \*\*

GUIDE PRICE - £350,000 - £375,000

Nestled in the desirable area of Tanys Dell, Harlow, this charming three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. Boasting a prime CM20 location, the property is conveniently situated near local shops and amenities, as well as Harlow Town Centre, ensuring that everything you need is just a stone's throw away.

Upon entering, you will find a spacious layout that is both inviting and functional. The large kitchen/diner is perfect for family meals and entertaining guests, while the comfortable lounge provides a cosy retreat for relaxation. The property also features a convenient downstairs W.C., adding to its practicality.

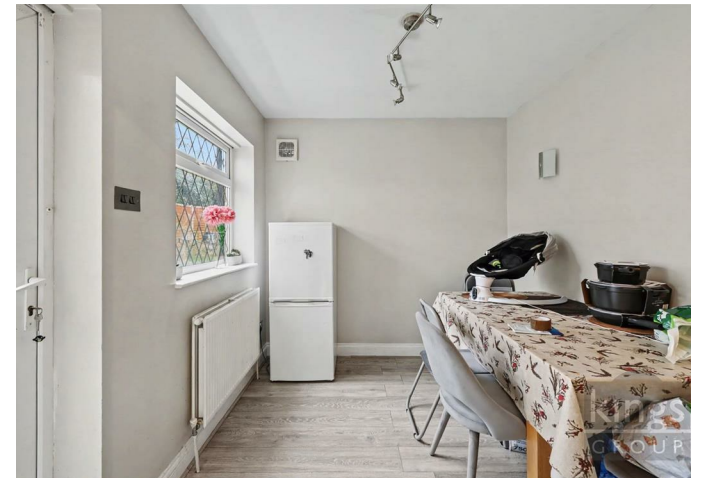
The three generously sized double bedrooms offer ample space for rest and personalisation, making it an ideal home for families. The family shower room is well-appointed, catering to the needs of the household.

Outside, the good-sized rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. With rear access and a brick-built storage shed, this garden is both functional and versatile. Additionally, the property benefits from ample street parking, ensuring that you and your guests will always have a place to park.

In summary, this spacious end of terrace house in Tanys Dell is a fantastic opportunity for those seeking a comfortable and convenient home in Harlow. With its excellent location, generous living spaces, and outdoor amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Call us today on 01279433033 to arrange your viewing.

## Guide Price £350,000



- CHAIN FREE
- EXTENDED TO THE REAR
- DOWNSTAIRS CLOAKROOM
- FAMILY SHOWER ROOM
- AMPLE STREET PARKING

#### **Porch 6'72 x 2'77 (1.83m x 0.61m)**

Double glazed window to front aspect, tiled flooring, door leading to entrance hallway

#### **Entrance Hallway 5'85 x 10'62 (1.52m x 3.05m)**

Laminate flooring, double radiator, stairs leading to first floor landing

#### **Downstairs W.C. 2'76 x 5'84 (0.61m x 1.52m)**

Double glazed opaque window to front aspect, laminate flooring, low level flush W.C. pedestal style wash basin

#### **Kitchen/Diner 20'95 x 9'30 (6.10m x 2.74m)**

Double glazed window to side aspect, double glazed door to side aspect leading to rear garden, laminate flooring, double radiator, a range of base and wall units with flat top marble effect work surfaces, tiled splash backs, integrated fridge/freezer, integrated washing machine, integrated gas hob with chimney style extractor fan, integrated electric oven and microwave, sink with single drainer unit, power points

#### **Lounge 20'39 x 14'33 (6.10m x 4.27m)**

Double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading to rear garden, laminate flooring, double radiator, textured ceiling, TV aerial point, phone point, power points ,

#### **First Floor Landing**

Carpeted, power points, storage cupboard

#### **Master Bedroom 13'20 x 11'01 (3.96m x 3.38m)**

Double glazed window to rear aspect, carpeted, double radiator, power points

- THREE BEDROOM END OF TERRACE HOUSE
- LARGE KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN WITH BRICK BUILT SHED
- CLOSE TO LOCAL SHOPS AND AMENITIES

#### **Bedroom Two 11'43 x 10'75 (3.35m x 3.05m)**

Double glazed window to rear aspect, carpeted, single radiator, power points

#### **Bedroom Three 10'28 x 9'39 (3.05m x 2.74m)**

Double glazed window to front aspect, carpeted, single radiator, power points

#### **Shower Room 7'37 x 5'79 (2.13m x 1.52m)**

Double glazed opaque window to front aspect, tiled flooring, part tiled walls, walk in double shower cubicle with thermostatically controlled rain fall shower, single radiator, low level flush W.C. pedestal style wash basin

#### **External**

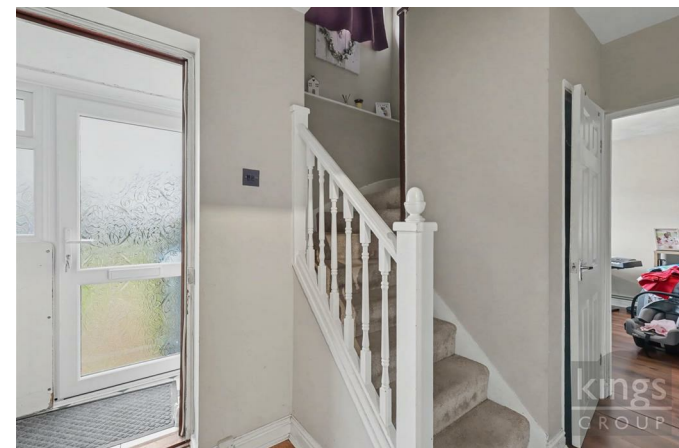
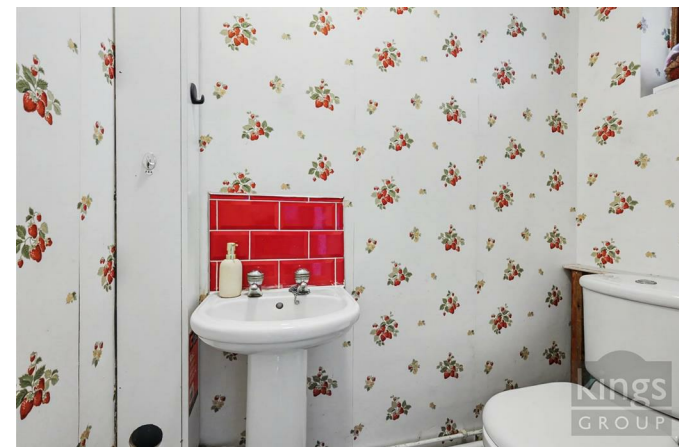
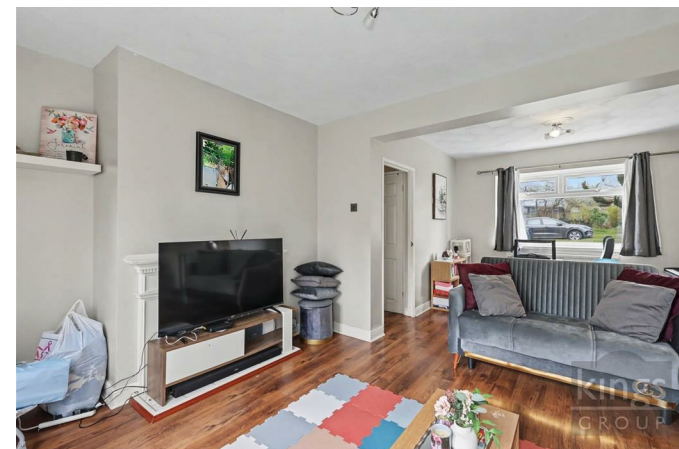
Rear garden with rear access, brick built storage shed, ample street parking

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - C

EPC Rating - D







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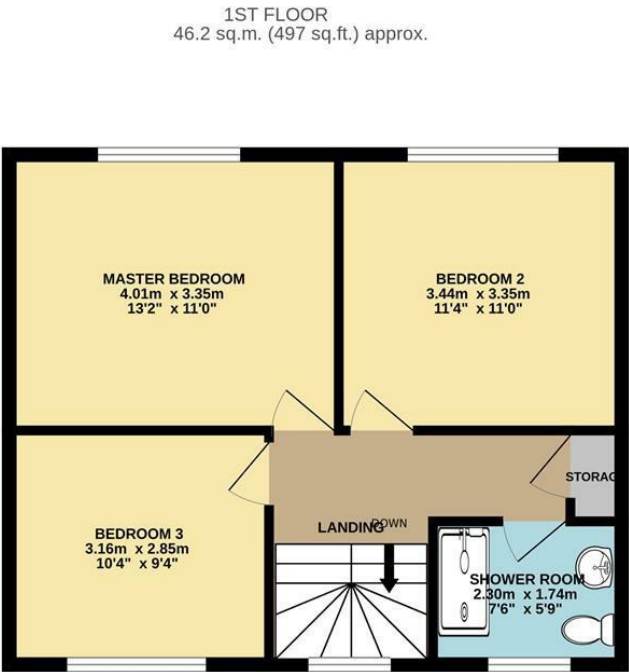
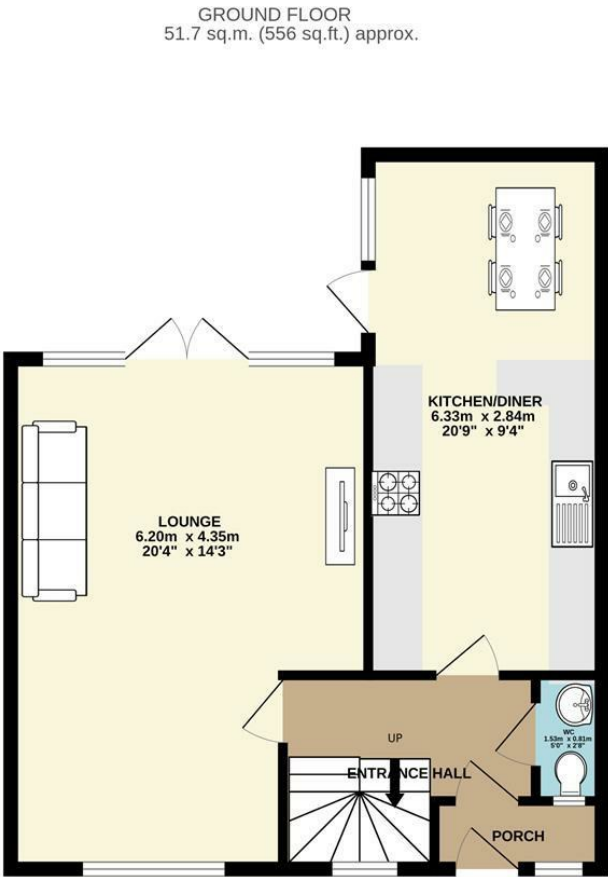
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|--------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



TOTAL FLOOR AREA : 97.9 sq.m. (1053 sq.ft.) 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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