



Rundells | Harlow | CM18 7HB

Offers In Excess Of £375,000

 clarknewman

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AN EXTENDED THREE DOUBLE BEDROOM MID TERRACE HOUSE with ground floor shower room. The ground floor boasts a combination of open-plan living and cosiness, featuring a large kitchen diner with space for TV and sofa whilst still retaining the original living room. There is also a seperate utility and ground floor shower room. Upstairs benefits from three double bedrooms and a family bathroom suite. The rear garden features timber decking, lawn, large shed and rear access. Online virtual tour available.

- Three Double Bedrooms
- Mid Terraced House
- Large Ground Floor Extension
- Well Presented
- Council Tax Band: C
- EPC Rating: TBC

Front

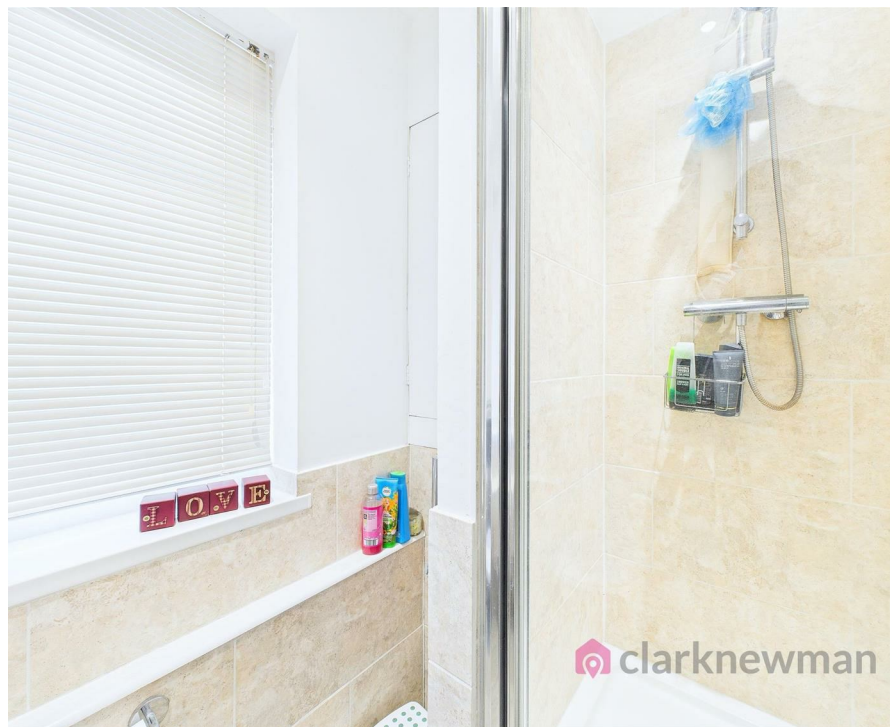
Low maintenance, fenced front garden with combination of patio, shingle and flowerbeds. UPVC double glazed door to porch.

Porch

5'4" x 3'8" (1.63m x 1.12m)

UPVC double glazed front porch with access to front garden and entrance hall.





Hallway

4'3" x 9'1" (1.30m x 2.77m)

UPVC double glazed door to porch. Stairs to first floor. Radiator to wall. Under stairs storage cupboard. Internal doors to living room and dining area.

Living Room

10'0" x 19'2" (3.05m x 5.84m)

UPVC double glazed bay window to front. Radiator to wall. Gas fireplace, stone hearth and surround. Internal door to entrance hall, glazed bi-folding doors to kitchen living area.

Dining Room

15'0" x 10'4" (4.57m x 3.15m)

Two radiators to walls. Internal doors to entrance hall and utility room. Built-in storage cupboard. Wall and base units with work surface currently being used as a coffee station with ambient lighting below wall units. Open plan to kitchen.

Kitchen & Living Area

22'6" x 9'10" (6.86m x 3.00m)

Kitchen comprising of UPVC double glazed window looking out to garden. Modern fitted kitchen with a range of wall and base units, laminate work surfaces and large breakfast bar. Integral oven, microwave and 5-burner gas hob with cooker hood above. Space for American-style fridge freezer and dishwasher. Ceramic sink with stainless steel mixer tap. Ambient lighting below wall units and base units. Large skylight providing an abundance of natural lighting.

There is a small dividing wall to separate the kitchen from the living area, this is free standing and can be moved/removed with ease if necessary. The living area benefits from two windows and French doors out to the garden. Radiator to wall. Bi-folding internal doors into living room.

Utility Room

7'6" x 4'0" (2.29m x 1.22m)

Laminate work surfaces with wall units and space for utilities below (washing machine, tumble dryer and spare freezer). Internal doors to dining room and ground floor shower room.



Ground Floor Shower Room

7'0" x 4'2" (2.13m x 1.27m)

UPVC double glazed window to front. Part tiled walls with WC, vanity sink and shower cubicle. Built-in cupboard housing gas boiler. Internal door to utility room.

Landing

12'7" x 3'1" (3.84m x 0.94m)

UPVC double glazed window to front. Stairs to ground floor. Radiator to wall. Internal doors to bedrooms, bathroom and storage cupboard. Loft hatch above.

Bedroom One

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

UPVC double glazed window to rear aspect, radiator to wall. Large walk-in wardrobe. Internal door to landing.

Bedroom Two

9'10" x 10'3" (3.00m x 3.12m)

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

Bedroom Three

10'3" x 8'10" (3.12m x 2.69m)

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

Bathroom

7'6" x 5'6" (2.29m x 1.68m)

UPVC double glazed window to front. Part tiled walls with white WC, vanity sink and bath with folding screen and shower above. Chrome heated towel rail to wall. Internal door to landing.

Rear Garden

South facing rear garden with exterior lighting and power sockets. Timber decked patio with large lawn, a further two decked areas (one with a pergola). Large timber shed. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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