



The Hill | Old Harlow | CM17 0BH

Asking Price £165,000

 clarknewman

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A ONE BEDROOM FIRST FLOOR MAISONETTE. The property features its own private street-level entrance with stairs rising to the first-floor accommodation. The first floor offers a generous double bedroom, a spacious lounge, a modern fitted kitchen, and a white three-piece bathroom suite. To the rear of the building is a communal garden shared with the ground-floor flat. The Hill is a highly sought-after location within Old Harlow. Online virtual tour available.

- One Double Bedroom
- Shared Communal Garden
- Council Tax Band: B
- First Floor Maisonette
- Close to Harlow Mill Train Station
- EPC Rating: D

#### Front

Small shared front garden with artificial turf, plants and shrubs. Access to side with gate for rear garden. External door to entrance lobby.

#### Entrance Lobby

5'6" x 4'2" (1.68m x 1.27m)

Timber hardwood door and UPVC double glazed window to front. Stairs to first floor.





### Landing

4'4" x 7'11" (1.32m x 2.41m)

Stairs to entrance lobby. UPVC double glazed window to front. Built in storage cupboard and airing cupboard. Internal doors to living room, bedroom and bathroom, doorway to kitchen. Loft hatch above (loft boarded).

### Living Room

10'3" x 13'3" (3.12m x 4.04m)

UPVC double glazed window to front. Gas fireplace and back boiler. Alcove for storage. Internal door to landing.

### Kitchen

8'7" x 7'0" (2.62m x 2.13m)

UPVC double glazed window overlooking garden. Radiator to wall. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Space for electric cooker, washing machine and fridge freezer. Doorway to landing.

### Bedroom

11'5" x 10'2" (3.48m x 3.10m)

UPVC window overlooking garden, radiator to wall. Built-in wardrobe. Internal door to landing.

### Bathroom

5'6" x 7'1" (1.68m x 2.16m)

UPVC double glazed window, radiator to wall. White three piece suite with part-tiled walls. Internal door to landing.

### Garden

West facing communal garden shared with neighbour downstairs. Mostly laid to lawn with brick-built shed.

### Lease Information

The below figures have been provided to us by the vendors:

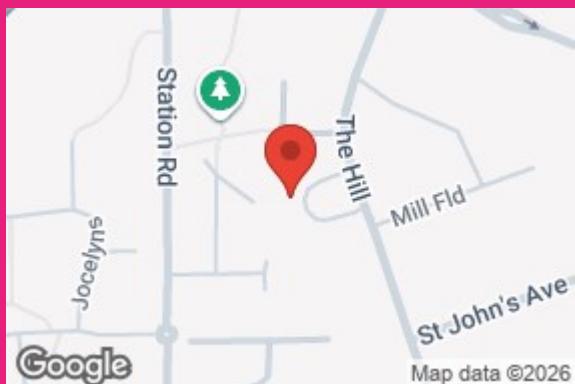
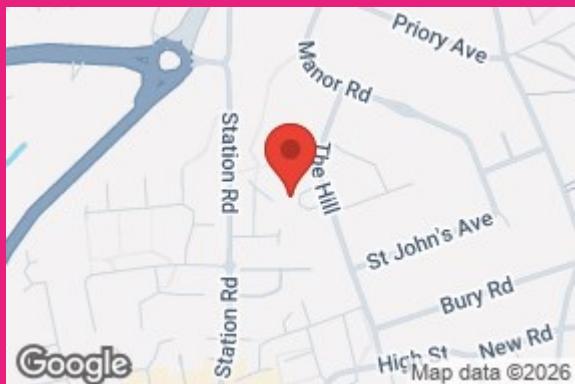
Service Charges: £58 per month (approx.)

Ground Rent: £10 per annum

Lease: 86 years remaining

### Local Area

The Hill lies in the heart of Old Harlow, just a short distance from the High Street and well-regarded local schools. Harlow Mill railway station is approximately 0.3 miles away, providing direct services to London Liverpool Street, Tottenham Hale, Stansted Airport and Cambridge.



Floor 0

Floor 1

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Approximate total area<sup>(1)</sup>  
500 ft<sup>2</sup>  
46.5 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(35-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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