

FREEHOLD



House - Detached

# TURVIN CRESCENT, TERLINGS PARK, GILSTON, HERTFORDSHIRE, CM20

Guide Price

£750,000

## FEATURES

- Council Tax Band - G
- Attractive 5 Bedroom Detached Family Home
- Popular Terlings Park Development
- Double Garage & Off Street Parking For Several Vehicles
- EPC Band - B
- Utility Room
- Close To Harlow Town Station (0.3 miles)
- Pretty Rear Garden With Artificial Grass



# Turvin Crescent Harlow CM20 2FW

This attractive family home was constructed in 2017 and has been kept in pristine condition throughout. The property offers entrance hall, bay-front lounge, separate dining room, impressive kitchen/breakfast room with integrated appliances, utility room and cloakroom/WC.

On the first floor there are five double bedrooms, two of the bedrooms feature ensuite shower rooms, luxury family bathroom and grand open landing leading to all rooms.

The front of the property has a large driveway for multiple vehicles and access to the double garage.

The rear garden is a good size and is mainly laid with artificial grass and patio area perfect for entertaining.

Conveniently situated in this highly sought-after residential development, just a short walk to Harlow Town train station which provides direct access to central London & Cambridge.

This exclusive development has beautiful greenery which overlooks the River Stort and offers scenic walks, leading to a children's play within the grounds. The property is local to a number of amenities including supermarkets, pubs and local primary and secondary schools including Burnt Mill Academy, currently rated Outstanding by Ofsted.

Please call now to arrange a viewing.

## ACCOMMODATION:

### ENTRANCE HALL

#### RECEPTION ROOM 1

15'1" x 11'10"

#### DINING ROOM

13'9" x 11'10"

#### KITCHEN/BREAKFAST ROOM

21'5" x 9'4"

#### UTILITY ROOM

#### CLOAKROOM/WC

#### DOUBLE GARAGE

16'7" x 16'1"

#### FIRST FLOOR:

#### LANDING

#### BEDROOM 1

15'11" x 14'0"

#### ENSUITE SHOWER ROOM

#### BEDROOM 2

11'10" x 10'6"

#### ENSUITE SHOWER ROOM

#### BEDROOM 3

11'11" x 9'6"

#### BEDROOM 4

11'10" x 8'7"

#### BEDROOM 5

10'7" x 9'6"

#### FAMILY BATHROOM



## OUTSIDE:

### GARDEN

39'4" x 32'9"

### OFF STREET PARKING

#### Service Charges

Service Charge for the maintenance of the Development.

£400 per annum approx.



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**First Floor**



**Ground Floor**

### Turvin Crescent

Approximate Gross Internal Floor Area : 186.0 sq m / 2002.08 sq ft (Includes Garage)

Garage Area : 24.70 sq m / 265.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

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**Council Tax Band**

**G**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

