



House - Terraced (EPC Rating: D)

**ABBOTSWELD  
HARLOW  
CM18 6TQ  
Per Month  
£1,550 Per Month**

- AVAILABLE MID MARCH
- UNFURNISHED
- 2 DOUBLE BEDROOMS
- LOUNGE
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- SHOWER ROOM
- 40' REAR GARDEN
- ELECTRIC HEATING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 2 Bedroom House - Terraced located in Harlow

Being offered unfurnished and available from mid-March, a spacious 2 bedroom mid terraced home situated within a stones throw of local schools, parks, restaurants, Staple Tye shopping centre and The Lister Medical Centre whilst also offering access to the A414 & M11. The ground floor accommodation comprises enclosed entrance porch, entrance hall, kitchen/breakfast room, utility room, lounge, conservatory and on the first floor, 2 double bedrooms and a shower room. Outside to the rear there is a 40' garden laid mainly with Astroturf and a paved patio, 2 timber garden sheds, timber fence surround. Parking is street parking with no permits required. Additional features include electric heating and double glazing.

## SITUATION

The property is perfectly situated within a stones throw of local schools, parks, restaurants, Staple Tye shopping centre and The Lister Medical Centre whilst also offering access to the A414 & M11

## GROUND FLOOR

### ENCLOSED ENTRANCE PORCH

Built in storage cupboard, door through to:

### HALLWAY

Stairs to first floor, Dimplex electric heater, doors off to:

### LOUNGE

17'7" x 12'4"

Window to front aspect, sliding doors to the conservatory, storage cupboard and electric Dimplex heater.

### CONSERVATORY

14'6" x 7'6"

UPVC double glazed windows over dwarf brick walls, door to rear garden.

### KITCHEN/BREAKFAST ROOM

17'7" x 8'2"

Range of wall and base units with drawers and cupboards under, work top surfaces over, inset stainless steel sink with mixer tap, built in double electric oven, ceramic hob with extractor over, integrated dishwasher, window to the rear aspect, space for fridge/freezer, doors to the entrance porch and to the utility room:

### UTILITY ROOM

8'0" x 6'3"

Work surfaces with space and pluming for washing

machine, space for tumble drier, window to the rear aspect, door to the garden.

## FIRST FLOOR

### LANDING

Access to loft space, doors off to:

### BEDROOM 1

17'8" x 9'8"

Windows to both front and rear aspects, fitted wardrobes, overhead hanging cupboards, electric radiator, storage cupboard, built in airing cupboard housing hot water tank.

### BEDROOM 2

11'8" x 8'2"

Window to front aspect, built in wardrobes, electric heater.

### SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, frosted window to rear aspect.

## OUTSIDE

Timber fence enclosed 40' rear garden with patio area and Astroturf lawn with 2 timber built garden sheds. On street parking with no restrictions.

## LOCAL AUTHORITY

Harlow Council

Tax Band: C

£1,970.16



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**First Floor**

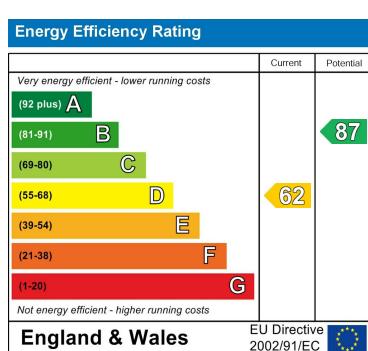


**Ground Floor**

Council Tax Band

**C**

Energy Performance Graph



Call us on

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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.



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