



Spencers Croft

Harlow | CM18 6JR

Agent Hybrid

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Guide Price £280,000 - £290,000



Agent Hybrid welcomes to the market, an EXTENDED Three Bedroom Mid Terraced Home, which is located within easy reach of good road links to the surrounding areas and local shops and amenities. Harlow Town Station is just a short distance away offering fast links into London Liverpool Street with connections to the underground (Victoria Line) at Tottenham Hale. This ideal family home falls within the catchment areas of some of Harlow's most sought-after schools including Purford Green Primary School and Holy Cross Catholic Primary Academy. Accommodation briefly comprises of; A Large Entrance Hallway, with doors leading to a useful Utility/Cloak area, a Large Lounge, opening into an L shape Dining Area (extension) and returning into a galley style Kitchen, with newly fitted range cooker. Stairs rise to the first-floor landing, where doors lead to Three Good Sized Bedrooms and a fully tiled, Family Room. Externally, the property benefits from a Private Rear Garden, with timber framed workshop/shed. Parking comes by way of first come, first served parking in spaces nearby and on the roadside. Viewing comes recommended.

Entrance Hall 13'2 x 7'2

Utility/Cloaks 5'4 x 3'9

Lounge 20'4 x 10'2

Dining Area/Kitchen

L shape (extension) 20'10 x 15'9

Bedroom 1: 12'11 x 10'2

Bedroom 2: 10'1 x 7'2

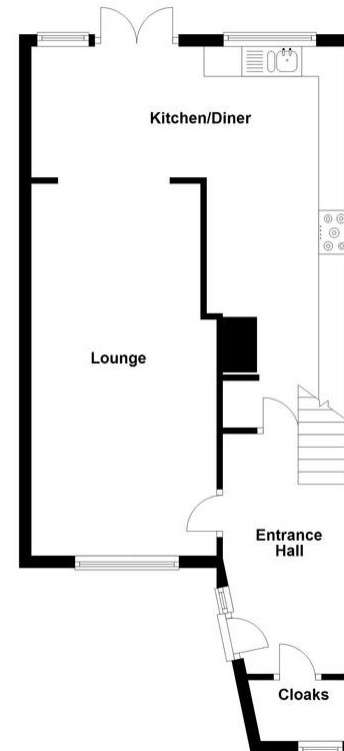
Bedroom 3: 8'1 7'4

Shower Room 7'4 x 4'0

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## Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Agent Hybrid

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