



**Carouse**  
Estate Agents 

HIGHLAWS GARDENS, HARLOW GREEN

£124,950







## DESCRIPTION

A prime location on this very popular residential estate in Harlow Green. The property has been enhanced by the current vendors to include gas central heating and UPVC double glazing. A great location close to road links to the A1M and local amenities making this an ideal home for a growing family. The property has a spacious entrance hall leading through to the open plan lounge/dining room, newly fitted kitchen, three bedrooms to the first floor and a modern fitted bathroom with shower. There is a sizable lawned garden to the front mainly set to lawn and to the rear a decking sun patio. Viewing comes highly advised.

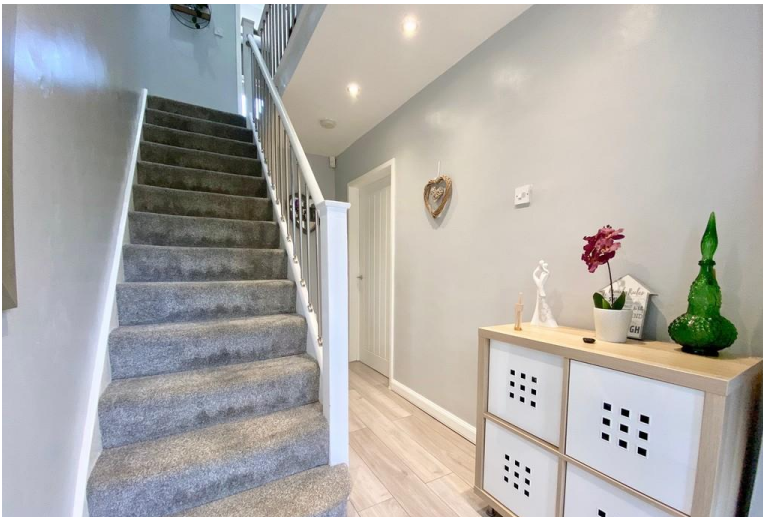


## ENTRANCE HALL

A spacious entry to this family home with UPVC door and windows allowing plenty of natural light, spotlights, laminate floor, stairs with a stainless steel balustrade leading to the first floor with under stairs storage cupboard.

## LOUNGE

14' x 11' 08" (4.27m x 3.56m) The focal point of the room being the Cathedral style inset electric coal effect fire with marble hearth and inset, mood lighting to the chimney breast and wall lights adjacent, central heating radiator and a UPVC window over looking the front elevation. This room opens to the dining area.

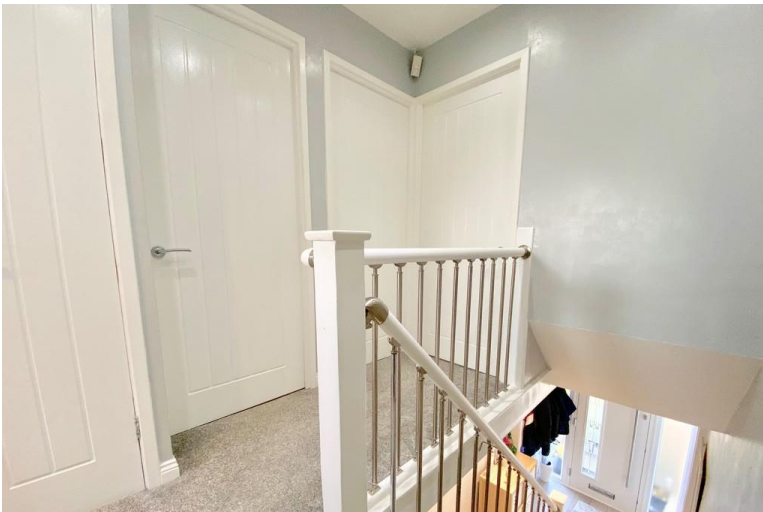


## DINING ROOM

8' 01" x 7' 11" (2.46m x 2.41m) UPVC French doors to the rear leading to the back garden, central heating radiator and mood lighting to the wall.

## KITCHEN

9' 10" x 8' 05" (3m x 2.57m) White high gloss wall and base units with contrasting work surface and matching up-stands, electric ceramic hob with black chimney cooker hood above, stainless steel electric oven, integral fridge freezer, integral composite sink unit with stainless steel swan mixer tap, plumbing for automatic washing machine, spot lights, under unit lighting, UPVC window, wall mounted radiator and UPVC door leading out to the rear garden.



## LANDING





Spotlights, loft access and storage cupboard housing the boiler.

#### BATHROOM

7' 07" x 5' 05" (2.31m x 1.65m) Panel bath fitted with central stainless steel waterfall tap and thermostatic electric rainfall shower, shower screen, vanity sink unit with stainless steel waterfall tap, low level w.c, cladding to the walls, eye-catching silver central heating radiator, spot lights and UPVC window.

#### BEDROOM ONE

11' 10" x 11' 07" (3.61m x 3.53m) Beautiful modern grey coloured fitted wardrobes complimented down lighting, UPVC window and central heating radiator.

#### BEDROOM TWO

11' 08" x 10' 04" (3.56m x 3.15m) Located to the rear of the property with central heating radiator and UPVC window.

#### BEDROOM THREE

8' 07" x 7' 06" (2.62m x 2.29m) Fitted with central heating radiator, UPVC window and storage cupboard



#### EXTERNAL

To the front boasts a beautiful lawned garden with border flowers and a sun decking patio. To the rear of the property lies an low maintenance themed garden with a sun decking patio area.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales 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

