

Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

**Draft particulars
awaiting approval**

**3 Bedroom End of Terrace House with driveway parking
4 Plumtree Drive, Harlow, Essex, CM17 0FP**



A one year old property on the highly sought after Gilden Park Development. The accommodation comprises of a good size lounge, fitted high gloss kitchen/diner with French doors leading to the enclosed rear garden. Downstairs W.C.. The first floor has three bedrooms , with en-suite shower room to bedroom 1 and a family bathroom. The property is fully double glazed and has gas central heating. NHBC Warranty

PRICE: £369,950

Residential and Commercial Sales, Property Management and Lettings



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ACCOMMODATION:

Approached down the path to the upvc double glazed door through to:

ENTRANCE HALL:

radiator, door to:

CLOAKROOM with, extractor fan, close coupled wc, modern corner sink and radiator and further door from the entrance hall to:

LIVING ROOM:

4.34 m (14'03") x 3.68 m (12'01) max.

with full height window to the front aspect, radiator, thermostat



KITCHEN/DINER

4.70 m (15'05") max x 2.68 m (8'09") max

Fitted white gloss base and wall units with integrated electric oven and gas hob with extractor over, stainless steel splash back, space for washing machine and fridge freezer. Logic Combination Boiler.



Stairs from the **ENTRANCE HALL** lead to the **LANDING** and **FIRST FLOOR** with loft hatch, and doors to cupboard and:

BEDROOM 1:

3.66 m (12'0") max. x 2.95 m (9'08") min x 2.87 m (9'05")

with radiator, UPVC double glazed window, from the bedroom, door to:



EN SUITE:

with close coupled w.c., pedestal wash hand basin, shower cubicle, part tiled with mains shower, upvc double glazed window, radiator and extractor fan.



BEDROOM 2:

2.79 m (9'02") x 2.26 m (7'05")

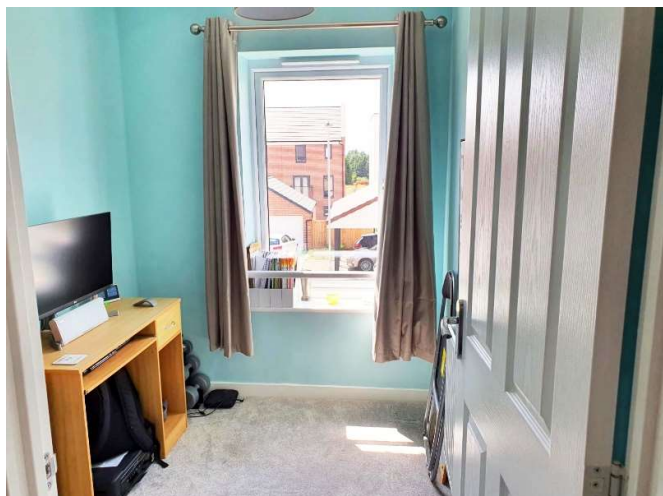
with radiator and upvc double glazed window



BEDROOM 3:

2.29 m (7'06") x 1.83 m (6'0")

with radiator, and upvc double glazed window



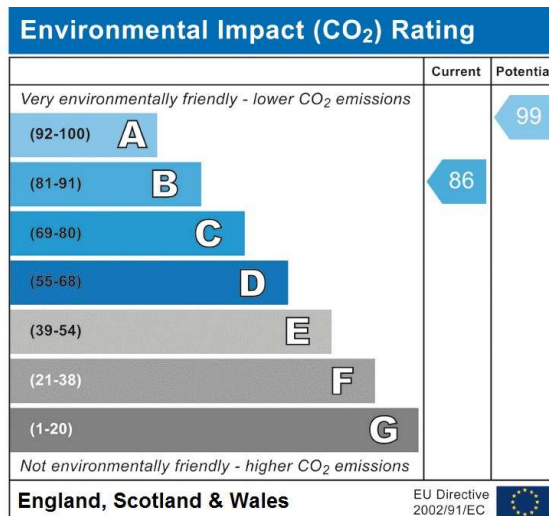
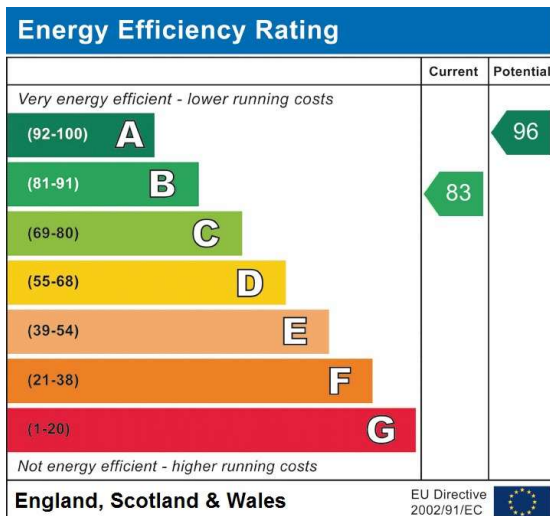
FAMILY BATHROOM:

with white panelled bath, close coupled w.c., pedestal wash hand basin, upvc double glazed window, radiator and extractor fan.

**OUTSIDE:**

To the front is the small grassed area with pathway to the front door and to the side is the driveway with parking for multiple vehicles and gated access to the rear garden. The enclosed rear garden is laid mainly to lawn with patio area and timber shed.





SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band E.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers or prospective tenants are advised to satisfy themselves that the statements contained and measurements given, if any, are correct. All measurements are approximate and given to the nearest 0.076m. (3ins.)

MONEY LAUNDERING:

Money Laundering Regulations: Intended purchasers will be asked to produce identification documentation and proof of funds at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

IN ACCORDANCE WITH the 1979 Estate Agents Act we would advise that the Vendor is related to one of the Partners of this firm.

POSSESSION: Vacant possession of this FREEHOLD property will be given upon completion.

VIEWING: By arrangements with the selling agents PIGOTT and HALL, 38 Westgate, Grantham, Lincs NG31 6LY
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