



**TOWN AND
COUNTRY**
ESTATE AGENTS

Church Leys, Harlow
Guide Price £300,000

2 bedroom terraced house for sale | Freehold **UNDER OFFER**

Town & Country Herts and Essex are delighted to offer for sale this lovely two double bedroom terraced house with driveway parking for two vehicles. The property is in lovely condition and situated in Bush Fair area of Harlow and will make the perfect house for first-time buyers. Viewings on a Saturday Only

Kitchen/diner

w: 2.2m x l: 5.76m (w: 7' 3" x l: 18' 11")

Decent sized Kitchen/Diner pert tiles & part carpeted flooring.

There is a designated diner area which is carpeted and measures 32.14m x 2.20m. The kitchen area measures 3.63m x 2.20m. full array of fitted cupboards with oven and hob & fully installed extractor hood.

Hall

w: 1.7m x l: 0.96m (w: 5' 7" x l: 3' 2")

There is a small hall as you enter the front door with access to the stairs and lounge. Fully fitted carpet

Bedroom 1

w: 3.09m x l: 3.63m (w: 10' 2" x l: 11' 11")

Master bedroom has fully fitted carpets & a large fitted wardrobe. This bedroom also benefits from a large window overlooking the garden

Bedroom 2

w: 2.71m x l: 4.18m (w: 8' 11" x l: 13' 9")

Also fitted carpet and again a large window over looking the garden

Bathroom

w: 1.54m x l: 1.69m (w: 5' 1" x l: 5' 7")

nice bathroom with modern flooring which consists of a bath and electric shower plus a wash basin

WC

w: 0.85m x l: 1.6m (w: 2' 9" x l: 5' 3")

upstairs WC with matching modern flooring the same as the bathroom.

Lounge

w: 3.6m x l: 5.73m (w: 11' 10" x l: 18' 10")

Good sized lounge with new laminate flooring & working open fireplace. The lounge benefits from a large window that over looks patio & garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

