



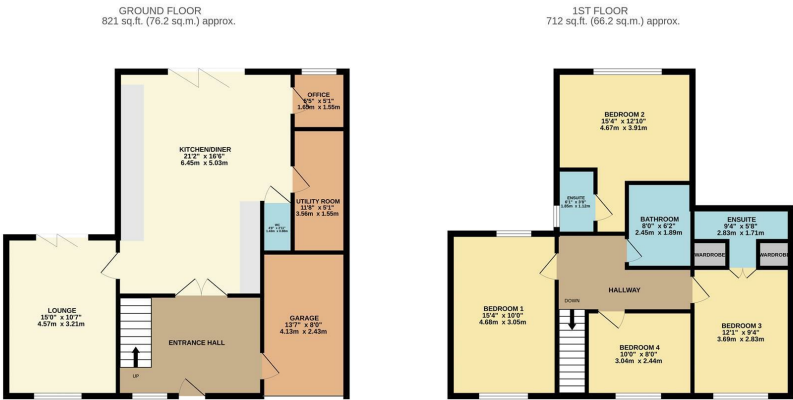
Freshwaters, Harlow, CM20 3QB  
£625,000



# Freshwaters, Harlow, CM20 3QB

Guide Price £625,000-£650,000. A stunning, newly modernised semi detached home with four double bedrooms and two en suites benefitting from driveway parking for four cars. The property has been heavily extended to the side and rear, creating a beautiful open plan kitchen/diner with bi fold doors overlooking the large rear garden. Downstairs also offers a lounge with log burner, utility room, downstairs w/c, office and access through to the garage. Upstairs comprises four double bedrooms, two of which come with en suites and a newly fitted family bathroom with both a bath and a shower.

To the rear there is a good size, low maintenance garden with artificial grass and patio area ideal for hosting, along with two large outbuildings. One being used as a sports bar, the other being used as a cinema room with additional w/c and utility area. Freshwaters is located in central Harlow within walking distance to Harlow Town Train Station (direct trains to London and Stansted), Harlow Town Centre as well as multiple shops and schools. A viewing is highly recommended to appreciate the size and condition.



TOTAL FLOOR AREA: 1533 sq. ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan C2005



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.