



Felmongers, Harlow, CM20 3DN

Guide Price £450,000 Freehold

- Stunning Condition
- Beautifully Landscaped Garden
- Driveway
- Downstairs W/C & Utility
- Bi Fold Doors To Rear
- Originally Four Bedrooms

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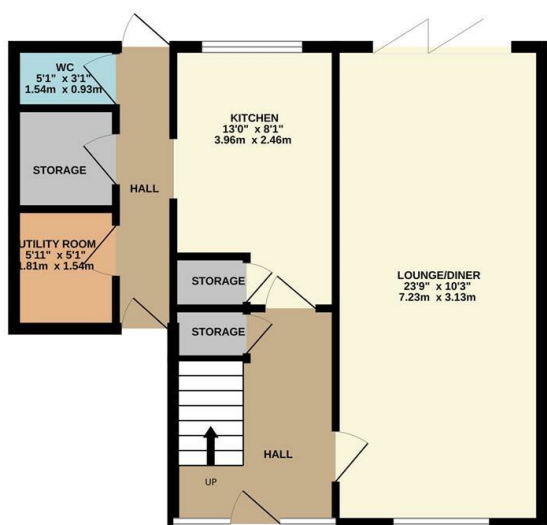
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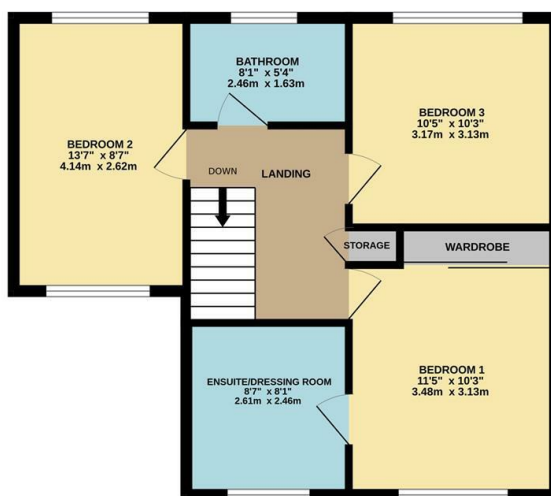
****Guide Price £450,000-£460,000**** A stunning three/four bedroom family home benefitting from driveway parking, a downstairs w/c and beautiful landscaped rear garden. Upon entering you are greeted with a large entrance hallway leading onto the open plan lounge/diner with bi fold doors. Downstairs also offers a modern kitchen with integrated appliances, a separate utility room and w/c. Upstairs comprises three double bedrooms (formally four bedrooms). The fourth bedroom has since been converted into an en suite/dressing room off of the master bedroom, but the door is still there meaning it can easily be converted back to a four bedroom house. Furthermore, there is a family bathroom, storage and loft space.

To the rear is a beautiful private garden with large patio area, artificial grass, a shed and pergola. The front offers a driveway for one car and drop curb, with potential to park another car across the front. Felmongers is a quiet road located within close proximity to local schools and shops, 7 minute drive to Princess Alexandra Hospital and less than an 8 minute drive to Harlow Mill Train Station with direct trains to London and Cambridge.

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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