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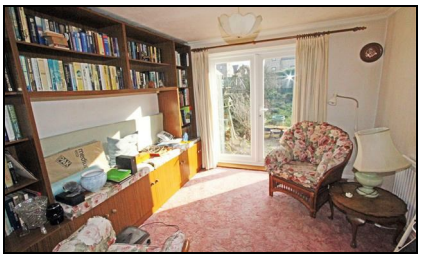
The beautifully simple new way to sell your home



Great Leylands, Harlow

EXCELLENT PROJECT: A semi-detached house with great potential, in a large plot opposite a quiet green, yet close to local schools and transport links.

Offers Over £425,000

01992 87 85 80

Overall Description
This semi-detached 1960's property sits in a lovely corner location opposite a pleasant green. The property has been extended in the past and is in need of internal modernisation, but has great potential for extending further (subject to consent) and modernising to create a large modern family home in an excellent family-friendly setting. There are currently three bedrooms and a bathroom upstairs with a large loft that has potential for conversion into more bedrooms. Downstairs there are three receptions, including the garden room extension, entrance hall, kitchen, rear hall and utility. It has double-glazed windows and gas central-heating. The house sits in a large corner plot so is perfect for keen gardeners, and also has a shared driveway and detached garage. The property is being sold with no chain.

Location
The house sits opposite a quiet green in the sought-after Brays Grove area of Harlow, so has little passing traffic, making it child and pet friendly. There are good schools within the local vicinity including the Purford Green Primary School, a short walk away, and Passmores Academy. Harlow has excellent transport links being in close proximity to the M11 motorway and A414 leading to the A10 and A1, as well as Harlow Town and Harlow Mill Stations with regular trains to London Liverpool Street. Harlow has a very good range of shops and other amenities including the Princess Alexandra Hospital and the Tesco Supermarket, just up the road. The Old Town has pubs and good local restaurants. Harlow is surrounded by open countryside making the property perfect for families keen on outdoor activities, walking or cycling.

Accommodation
From the driveway the glazed front door leads into the:

Entrance Porch 5'9 x 3' (1.75m x 0.91m)
Windows to both sides. Door to:

Entrance Hall 7' x 5'9 (2.13m x 1.75m)
Window to side. Stairs to first floor. Telephone point. Cupboard housing electrics.

Sitting Room 15'7 x 11'8 (4.75m x 3.56m)
Bay window to front. Fireplace with stone surround and slate hearth. TV aerial point. Arcway through to:

Dining Room 11'7 x 9'6 (3.53m x 2.90m)
Sliding door to garden room. Door to kitchen. Radiator.

Garden Room 10'6 x 9'10 (3.20m x 3.00m)
French doors to the garden. Fitted shelving and cupboards. Radiator.

Kitchen 11'7 x 8'10 (3.53m x 2.69m)
Window to side. Kitchen units with work-tops and stainless steel sink unit. Eye-level oven/grill. Space and plumbing for washing-machine. Space for fridge/freezer. Under-stairs cupboard. Cupboard housing gas-fired boiler.

Rear Hall 7'8 x 6'8 (2.34m x 2.03m)
Glazed door to rear. Storage cupboard. Radiator.

Downstairs Cloakroom 7'5 x 3' (2.26m x 0.91m)
Frosted window to rear. Low-level WC. Wash-hand basin.

First Floor 8'10 x 7'8 (2.69m x 2.34m)
Frosted window to side. Loft hatch.

Bedroom One 12' x 11' (3.66m x 3.35m)
Window to rear. Fitted wardrobes. Radiator.

Bedroom Two 11'8 x 9'9 (3.56m x 2.97m)
Window to front. Radiator.

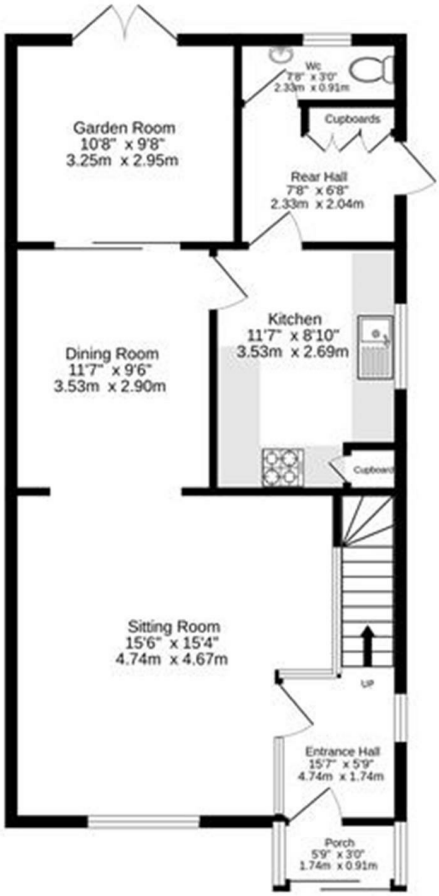
Bedroom Three 8'3 x 7'11 (2.51m x 2.41m)
Window to front. Radiator.

Bathroom 7'7 x 7'2 (2.31m x 2.18m)
Forosted window to rear. Panel bath with shower above, glass shower screen and tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Tiled walls. Airing cupboard with factory-lagged hot-water cylinder. Radiator.

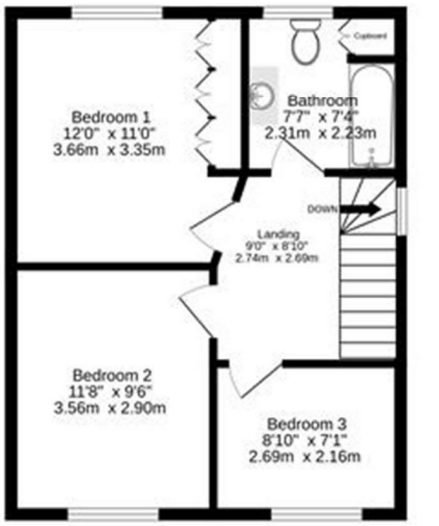
Outside
The property has a front lawn with driveway (shared with next door) leading to the GARAGE: 19'9 x 12'1 concrete construction with an asbestos roof with garage door to front and windows to side and rear. A gate leads through to the large back-garden with central lawn, pond, flowerbeds and trellis which separates off an additional area of garden behind the garage, Fencing to the rear with gate for access. GREENHOUSE. GARDEN SHED.

Services and Other Information
Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: D. Shared driveway. Asbestos roof in the garage. Central lawn by the pond is water-logged.

Ground Floor
691 sq.ft. (64.2 sq.m.) approx.



1st Floor
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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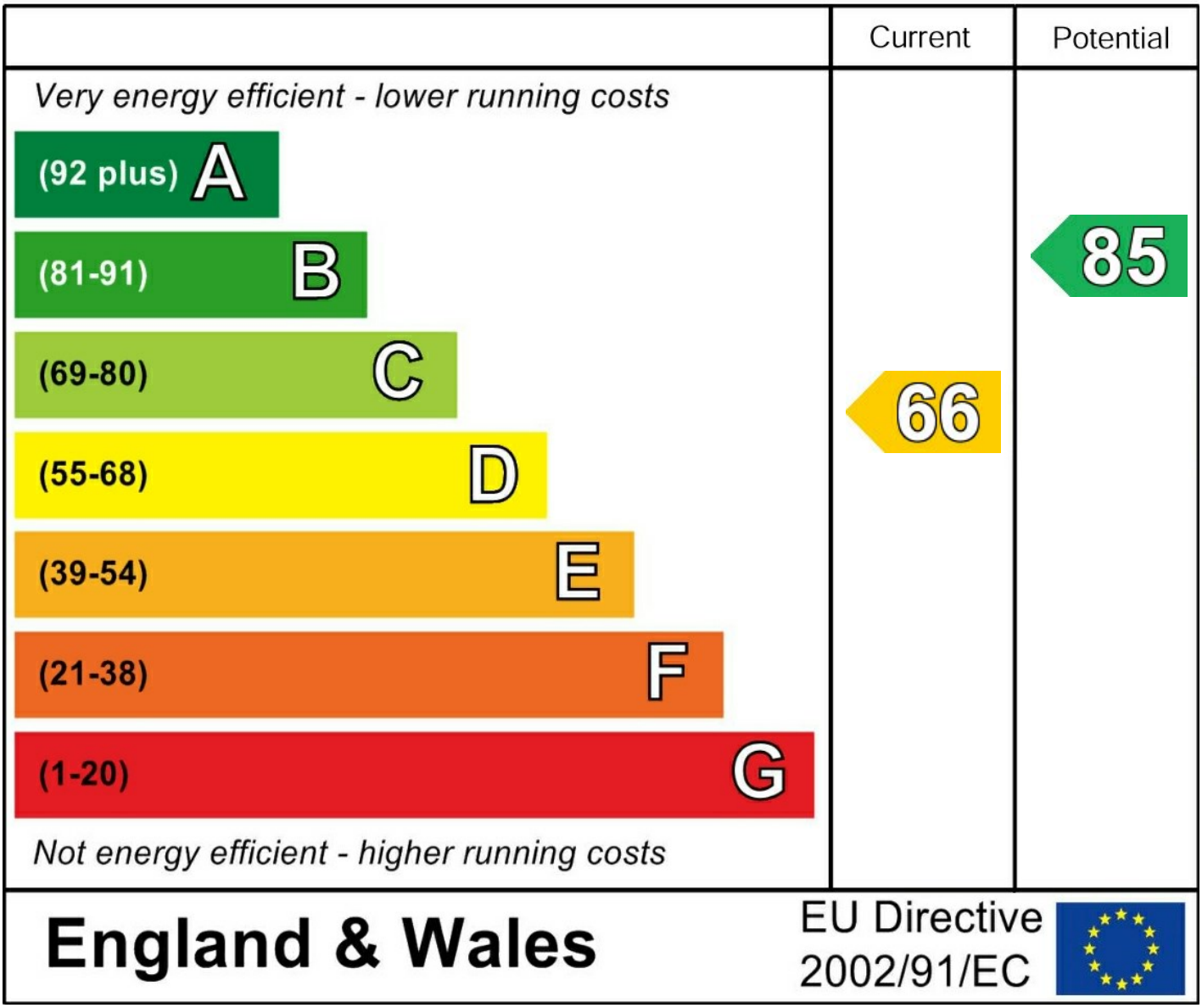
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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