

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



87, Fir Park, Harlow, Essex, CM19 4JT

Guide price £350,000

REFURBISHMENT OPPORTUNITY

Good size link detached family home in sought after location which would benefit from updating throughout and offers the potential of extending, subject to relevant planning permissions. The property benefits from Upvc double glazing, refitted Worcester combi boiler and parquet flooring in the main living areas.

The accommodation comprises: Entrance porch, large entrance hall, downstairs cloakroom, large lounge/dining room, kitchen. Upstairs there are three good size bedrooms and refitted bathroom.

The private 30' x 30' rear garden incorporates patio and lawn areas. Mature trees and shrub borders, personal door to garage.

Harlow is off junction 7 of the M11 and has two mainline railway stations serving London Liverpool Street. The town also offers ample shopping and recreational facilities. EPC Band D.

Entrance Porch

Entrance Hall

7'9" x 6'2" (2.36m x 1.88m)

Large bright entrance hall with radiator and glass panel to living room.

Downstairs Cloakroom

Low level wc, hand wash basin set on vanity unit with tiled splashback. Window to side, ceramic tiled floor, full height storage cupboard.

Lounge/Dining Room

24'1" x 13'10" (7.34m x 4.22m)

Gas coal effect fire with Yorkstone surround. Two radiators, windows on two aspects, stairs to first floor and door to lobby/conservatory.





Lobby/Conservatory

7' x 5'8" (2.13m x 1.73m)

Power laid on, door to rear garden.

Kitchen

13'9" x 8'1" (4.19m x 2.46m)

Cupboard and drawer base units with worktop above. Inset stainless steel single drainer one and a half bowl sink unit with mixer tap. Space for fridge, cooker and washing machine. Range of eye level wall units, tiled walls, large window to rear and side door to rear garden.



First Floor Landing

Hatch to part boarded loft with retractable ladder. Cupboard housing Worcester combination boiler with light laid on.

Bedroom One

12' x 8'3" (3.66m x 2.51m)

Three double built in wardrobe cupboards with sliding doors. Window to front, radiator.



Bedroom Two

12'3" x 8'2" (3.73m x 2.49m)

Two double built in wardrobe cupboards with sliding doors, window overlooking the rear garden, radiator.



Bedroom Three

9'10" x 7'8" (3.00m x 2.34m)

Window to side, radiator.

Bathroom

Fully tiled walls, panel bath with mixer tap, Triton shower and glazed shower screen. Pedestal wash basin, close couple wc, . Window to side, radiator.



Rear Garden

32'9" x 30' (9.98m x 9.14m)

Additional 12' area to the side and rear of the garage. Paved patio immediately to the rear of the property, raised lawn area with ornamental pond, mature trees and shrubs throughout. Personal door to garage.



Single Garage

18' x 8'3" (5.49m x 2.51m)

Up and over door, light and power laid on, personal door to garden.

Front

Lawn area with flower and shrub borders, off road parking for one car to the front of the garage.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

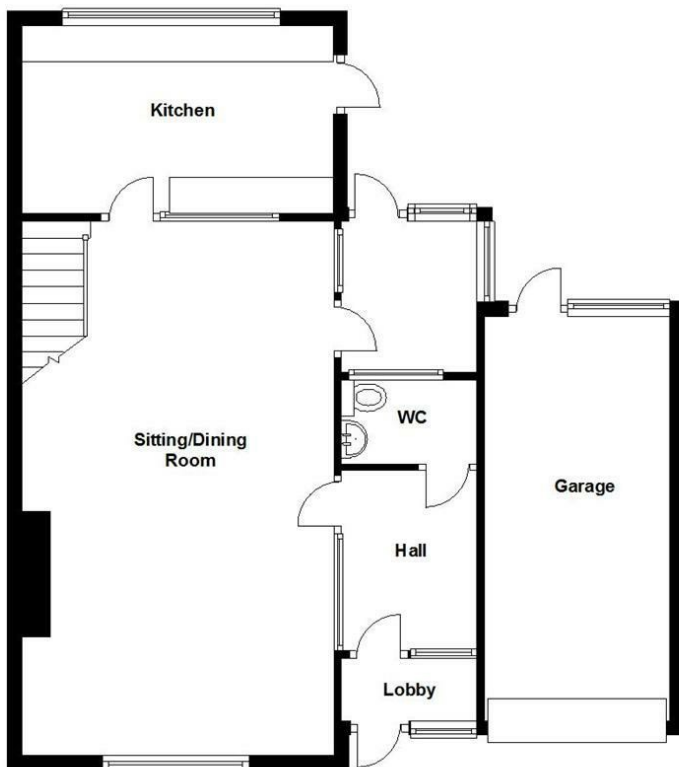
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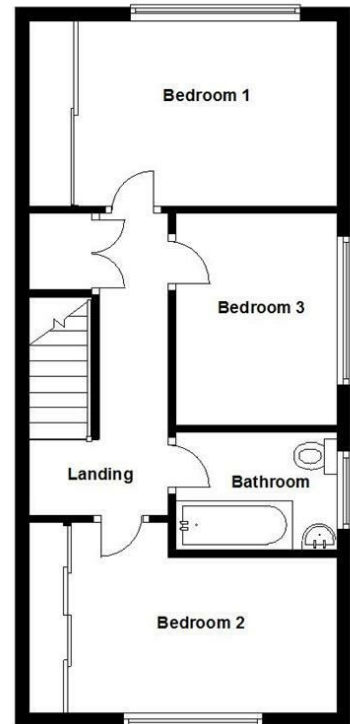
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Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1050 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**