



## Mark Hall Moors , Harlow, CM20 2ND

- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN/DINER
- LARGE LOUNGE

**STUNNING LOCATION** within the highly sought after Mark Hall Moors conservation area. This semi-detached property is beautifully presented with four double bedrooms, two bathrooms, large lounge, and replacement kitchen with open plan dining area. Long rear garden. Picturesque location with open views. Motivated vendors.

**PRICE: £525,000 FREEHOLD**





## Property Description

Mark Hall Moors is highly regarded being situated within the conservation area and ideally located for sought after local schooling for all ages. There are local shopping facilities within walking distance or for more comprehensive facilities Harlow Town Centre is easily accessible. There are numerous local cycle paths for easy access to surrounding areas including the well regarded original town of 'Old Harlow', the Harlow Town Park and Harlow Town BR Station which offers a regular service to London Liverpool Street. Additionally the Harlow museum and its picturesque walled garden are within a few minutes' walk and the new David Lloyd Centre, opening soon, is within a few minutes' drive.

This particular property is beautifully presented throughout and has been subject to some bespoke improvements by the current vendors to ensure the property is well balanced to provide excellent living accommodation for the growing family.

The ground floor offers a good size entrance hall which



provides access to large lounge with an attractive functional fireplace feature. The kitchen/diner occupies the full rear width of the property and is designed to provide a social family eating/entertaining area with space for a full size table and chairs and double doors leading onto the rear garden. The recently replaced kitchen presents with a high gloss range of wall and base units with ample work surfaces incorporating a useful larder cupboard, integrated fridge freezer and dishwasher, space for washing machine and tumble dryer.

Additionally to the ground floor there is modern wet room with fully tiled walls, close coupled wc and wall mounted wash hand basin.



The first floor of the property presents with a spacious landing granting access to all four bedrooms and the family bathroom.

The master bedroom looks over the front of the property and benefits from a full range of fitted wardrobes cupboards which incorporates a discreet integrated vanity area along with two double wardrobes for more traditional storage.

Bedrooms two three are both double rooms and easily carry double beds and allow room for bedroom furniture. Bedroom four is a small double room but far in excess of a traditional box room.



The bedrooms are supported by the family bathroom which offers a white suite comprising 'P' shaped spa jet bath with multi-functional overhead shower, vanity wash hand basin and close couple WC.

Externally the location is a real feature of the property, being set well back from the highway with a large lawned front garden and views over open land within the conservation area.



The personal rear garden extends to approx. 80' in length with a family patio area with power, light and water connected, immediately at the rear and the remainder being predominately laid to lawn. The timber shed has power and light connected and there is further storage within the original brick built outbuildings which are interconnected with neighbours' storage but secured separately from the main property and a further metal panelled shed which the sellers have advised is to remain.

Property in Mark House Moors are highly sought after and early viewing is highly recommended



**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

17' 0" x 5' 10" (5.18m x 1.78m)

**GROUND FLOOR WET ROOM**

6' 6" x 4' 0" (1.98m x 1.22m)

**LOUNGE**

19' 2" x 11' 11" (5.84m x 3.63m)

**KITCHEN AREA**

9' 3" x 8' 11" (2.82m x 2.72m)

**DINING AREA**

12' 5" x 9' 5" (3.78m x 2.87m)

**FIRST FLOOR LANDING**

13' 3" x 5' 11" (4.04m x 1.8m)

**BEDROOM ONE**

12' 1" x 10' 2" (3.68m x 3.1m)

**BEDROOM TWO**

12' 1" x 9' 6" (3.68m x 2.9m)

**BEDROOM THREE**

12' 1" x 9' 4" (3.68m x 2.84m)

**BEDROOM FOUR**

11' 11" x 8' 7" (3.63m x 2.62m)

**FAMILY BATHROOM**

7' 10" x 5' 4" (2.39m x 1.63m)

**EXTERIOR**

**REAR GARDEN**

80' 0" (24.38m (approx. measurement))

**FRONT GARDEN**





**CHARGES AND TENURE**

Title: Freehold

Council Tax : Band D within Harlow Council

**UTILITY AND SUPPLIERS**

Electricity - Mains supply (Octopus)

Heating - Mains gas supply (Octopus)

Water and Sewerage - Mains connection (Infinity)

**PARKING AND RESTRICTIONS**

Free on road parking on a first come first serve basis.

Property located within Conservation Area



**POINTS TO NOTE**

We understand that this property is set within a conservation area please ask for further details if required.

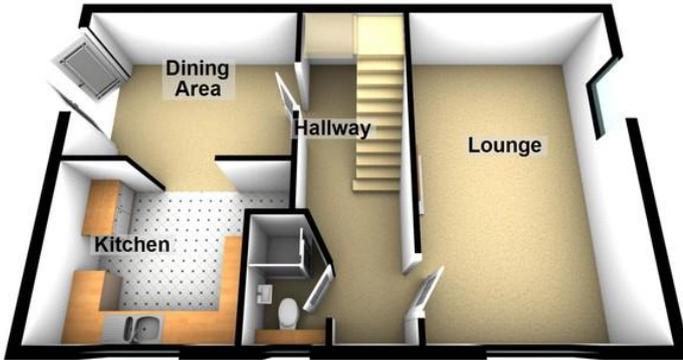
Additionally the neighbour on one side of the property does have pedestrian right of way over the front path to gain access to the front door of their property.



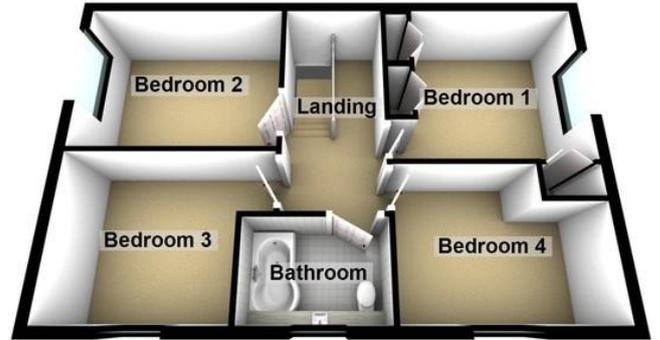
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements