



99 East Park, Harlow, Essex, CM17 0SB

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Guide Price: £385,000  
Freehold



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Overlooking the conservation area in East Park and within walking distance of Old Harlow High Street, Harlow Mill railway station, local schools and recreational amenities is this end of terrace family home, with potential to extend to the side and rear (subject to planning permission). Internally the property has been tastefully updated by the current owners to include an entrance hall with marble flooring, lounge with a wood burning stove and a re-fitted kitchen. To the first floor there are three bedrooms and a family bathroom.

Externally the front garden is laid to lawn and overlooks wooded area and the rear/side gardens are unoverlooked with a patio and lawned areas.

Council Tax Band C. EPC Band D.



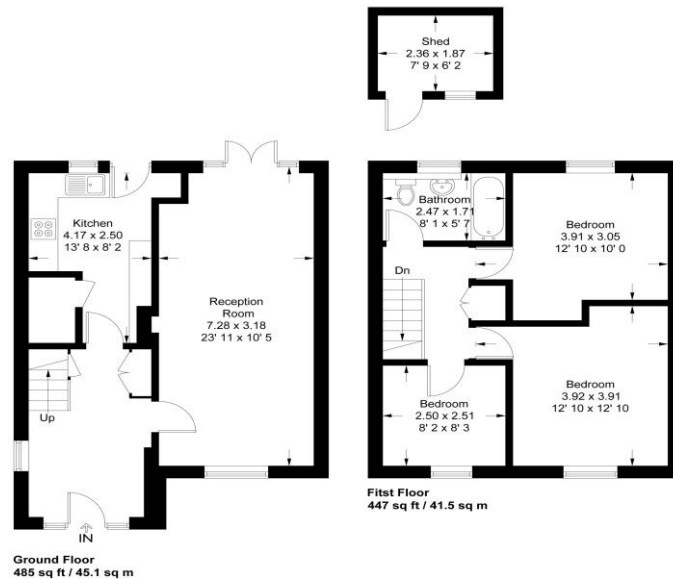
End of Terrace Property  
3 Bedrooms  
Re-Fitted Kitchen  
Front, Side/Rear Gardens  
Overlooks Wooded Area  
Scope to Extend (STPP)  
Potential Rental Income £1650 PCM  
Council Tax Band C  
EPC Band D

#### ADDITIONAL INFORMATION

Old Harlow pre-dates the first written record in the Domesday Book of 1086 and to this day still remains village-like, with listed buildings, a post office, church, restaurants and cafes, plus a dentist and health centre. Bus services run to Harlow, Bishop's Stortford and Chelmsford and Old Harlow sits in close proximity to both M11 motorway and Stansted Airport. Harlow Mill train station is close by with services to London Liverpool Street. Situated less than 3 miles from Harlow town with additional transport links and further shopping and leisure facilities.

## East Park

Approximate Gross Internal Area = 932 sq ft / 86.6 sq m  
Shed = 46 sq ft / 4.3 sq m  
Total = 978 sq ft / 90.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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### FOR MORE DETAILS CONTACT

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