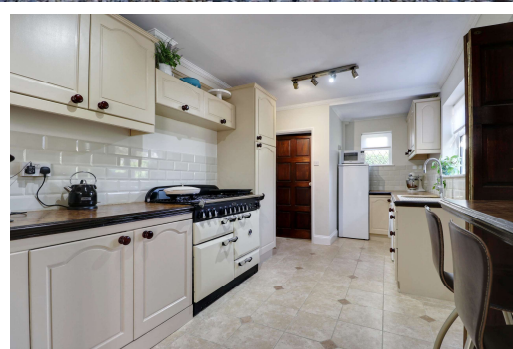


# Estate Agents • Valuers • Land Advisors

16 Park Avenue  
Hastingwood  
Harlow  
Essex CM17 9NL



- Generous Private Plot
- Spacious Accommodation
- Landscaped Garden

- Double Electric Security Gates
- Double Garage
- Short drive to M11-J7

**Price Guide £675,000**

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# 16 Park Avenue

## Hastingwood

**Folio: 15205** A spacious three double bedroom, circa 1920s home. Set in a beautifully mature private plot with a gated entrance and a double garage. This wonderful semi-detached home enjoys the benefits of two large reception rooms, dining room, spacious kitchen/breakfast room, utility, three double bedrooms, magnificent en-suite, dressing room, gas fired heating, double glazed windows, 60ft sq beautifully landscaped private garden, gated driveway with excellent parking.

The property is situated within a 2-minute drive of M11 J7, is just 4.5 miles from Epping underground station and 3 miles from Harlow Town mainline station to London Liverpool St. In brief, the accommodation comprises:

Attractive heavy door to:

### Entrance Lobby

With a window to front, tiled flooring to an inner lobby with stairs rising to the first-floor landing, fitted carpet.

### Sitting Room

15'4 x 11'6 with double glazed windows to front and rear, concealed radiator, fireplace with an attractive marble backer and a timber surround, fitted carpet.

### Dining Room

12'0 x 9'4 with a double-glazed window to front, single radiator, two fitted cupboards, fitted carpet, double bi-folding doors through to:

### Lounge

21'2 x 12'4 A dual aspect room with attractive rustic brick fireplace with a timber surround, three double panelled radiators, French farmhouse oak solid wood flooring, double opening doors giving access to rear terrace and garden beyond. Opening to kitchen.

### Kitchen

17'2 x 9'0 a simple panelled kitchen comprising an insert 1½ bowl resin sink unit with a mixer tap above and cupboard under, drawers, eye level units 'Rangemaster' twin oven and grill with six gas burners, space for a slot-in

fridge/freezer, timber edge worktops, two double glazed windows, breakfast bar, under stairs storage cupboard, tiled floor extending through to:

### Rear Lobby

With a stable door to garden.

### Downstairs W.C.

Comprising a flush w.c., wall mounted wash hand basin with a shelved cupboard under, opaque double-glazed window.

### Utility

With a leaded window to side, space for a tall fridge/freezer, position and plumbing for washing machine/tumble dryer, radiator, tiled flooring.

### Stairs and First Floor Landing

Carpeted staircase rising to landing with a window to rear, large eaves storage cupboard, airing cupboard housing a lagged hot water cylinder, fitted carpet.

### Bedroom 1

13'8 x 12'2 features regency panelling with a double-glazed window overlooking the rear garden, small fireplace, double radiator, hidden door to dressing room, bi-folding doors to ensuite.



### Dressing Room

15'8 x 8'8 with mixture of open hanging rails cupboards and drawer unit, radiator, low voltage lighting:

### En-Suite

12'2 x 7'2 with an opaque double-glazed window to front, floor standing roll top 'Bateau' bath with period style mixer tap and telephone shower attachment, contemporary 'Matki' walk-in shower with a 'Lefroy and Brooks' fixed head and off-set controls, 'Lefroy and Brooks' antique style double pedestal basin, tiled flooring, chrome heated towel with an insert column radiator, low level flush w.c., complementary, matching panelling to the walls.

### Bedroom 2

15'5 x 11'5 with a double-glazed window to rear, single radiator, half panelled to the walls, original cast iron fireplace, plate rail, built-in storage cupboard, range of fitted wardrobes.

### Bedroom 3

9'6 x 7'8 with a double-glazed window to front, single radiator, built-in cupboard, fitted carpet.

### Family Bathroom

Comprising a ball and claw footed cast iron bath with a period style mixer tap and telephone shower attachment, pedestal wash hand basin, shower cubicle with a Mira electric shower, flush w.c., single radiator, opaque double-glazed window, vinyl flooring.

### Outside

### The Rear

The property enjoys a beautifully landscaped garden which is approximately 60ft square. Designed around a central circular raised lawn with a liquorice brick surround. There is a raised deck directly to the rear of the garden with a quality timber storage shed with double opening doors. There is a metal features fence, enclosed kitchen garden, block paved terrace and barbecue area, raised liquorice brick evergreen bed with a complementary enclosed Koi Pond. There is a gate giving side pedestrian access and the garden is well-screened by mature trees and hedging. The garden also benefits from outside water, lighting and a door giving access to garage.



### The Front

The front of the property is approached by double opening electronically operated gate leading into an extension stone laid parking area. There is a private landscaped front garden, mature planted borders and established hedges to the boundary. Outside lighting and gate to rear garden.

### Double Garage/Workshop

19'4 x 16'5 Electrically operated 'up and over' door, recessed area housing a wall mounted Vaillant boiler supplying domestic hot water and heating via radiators where mentioned (recently fitted), excellent ceiling height.

### Local Authority:

Epping Forest District Council

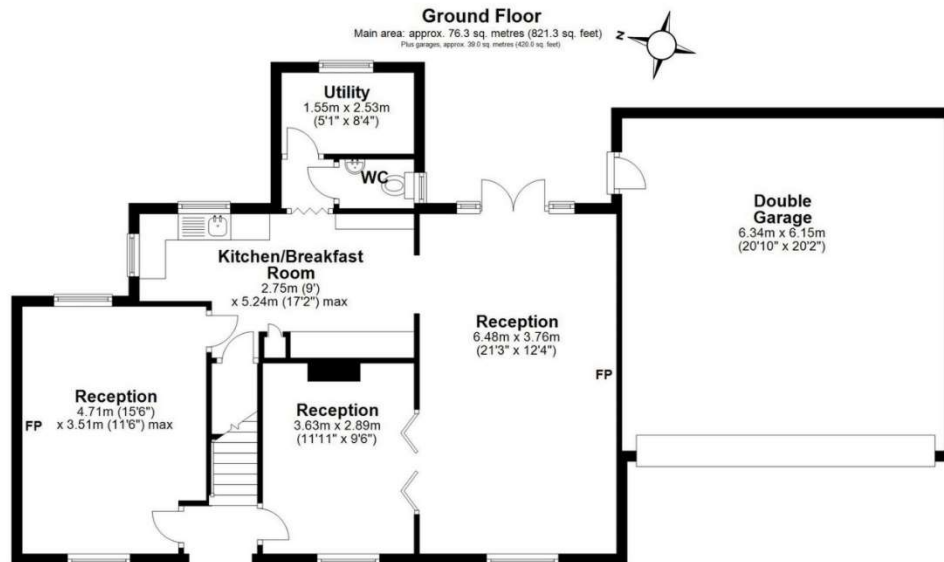
### Viewing:

Strictly by appointment with WRIGHT & CO

### Agent:

Open 7 days





Main area: Approx. 160.3 sq. metres (1725.7 sq. feet)  
Plus garages, approx. 39.0 sq. metres (420.0 sq. feet)



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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