



Potter Street, CM17 9AE
Harlow



LETTINGS



Potter Street, CM17 9AE

Kings Group - Church Langley are pleased to offer For Sale, this TWO BEDROOM SPLIT LEVEL MAISONETTE on Potter Street, Harlow. Located a short walk from local shops and amenities and falling within the catchment area of Potter Street Academy, this property is comprised of lounge/diner, kitchen, two double bedrooms, family bathroom and office space. An ideal investment or first time purchase for someone looking to get onto the property ladder, the property is well presented throughout and currently has an 88 year lease. The property is also located within easy reach of the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. The property is also located along public transport routes, with buses running direct to Epping and Harlow Town Centre. To arrange a viewing, please do not hesitate to contact us.

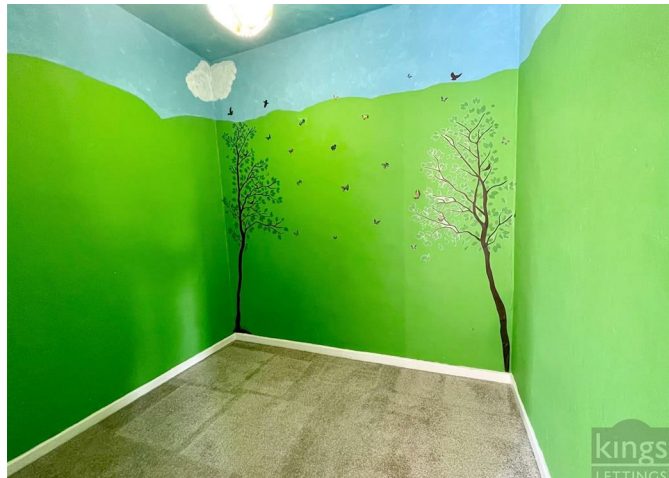
TWO/THREE BEDROOM SPLIT LEVEL MAISONETTE on Potter Street, CM17!

Located a short walk from local shops and amenities and falling within the catchment area of Potter Street Academy, this property is comprised of lounge/diner, kitchen, two double bedrooms, family bathroom and office space.

The property is well presented throughout and is also located within easy reach of the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. The property is also located along public transport routes, with buses running direct to Epping and Harlow Town Centre.

To book into our open day!

£1,300



- 2/3 bedroom split level maisonette
- 871 sq ft approx.
- Available 2nd June
- Within the catchment area of Potter Street Academy

- EPC Rating D

Entrance Hallway 11'03 x 8'66 (3.43m x 2.44m)

Double Glazed front aspect windows, tiled flooring, under stairs storage cupboard, power points, doors leading to:

Lounge/Diner 21'98 x 9'96 (6.40m x 2.74m)

Double Glazed front and rear aspect windows, carpeted flooring, TV aerial point, power points, telephone point, coving, single radiator x 2.

Kitchen 9'58 x 7'37 (2.74m x 2.13m)

Double Glazed rear aspect windows, tiled flooring, range of wall and base units with roll top work surfaces, integrated electric oven, electric hob, stainless steel drainer unit, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, cupboard/larder, power points, spotlights.

First Floor Landing 8'70 x 5'80 (2.44m x 1.52m)

Carpeted flooring, storage space above the stairs, doors leading to:

Bedroom One 11'77 x 11'59 (3.35m x 3.35m)

Double Glazed rear aspect windows, carpeted flooring, single radiator, power points, telephone point.

Bedroom Two 14'56 x 7'85 (4.27m x 2.13m)

Double Glazed front aspect windows, carpeted flooring, single radiator, power points.

Office 5'75 x 5'73 (1.52m x 1.52m)

Carpeted flooring, power points.

Family Bathroom 8'70 x 6'53 (2.44m x 1.83m)

Double Glazed side aspect opaque window, tiled flooring, partially tiled walls, airing cupboard, pedestal wash basin, low level WC, panel enclosed bath with mixer tap and

- Call to book into our open day!
- Modern kitchen
- Walking distance to local shops & facilities
- Excellent public transport links to Epping and Harlow Town Centre
- Council tax band B

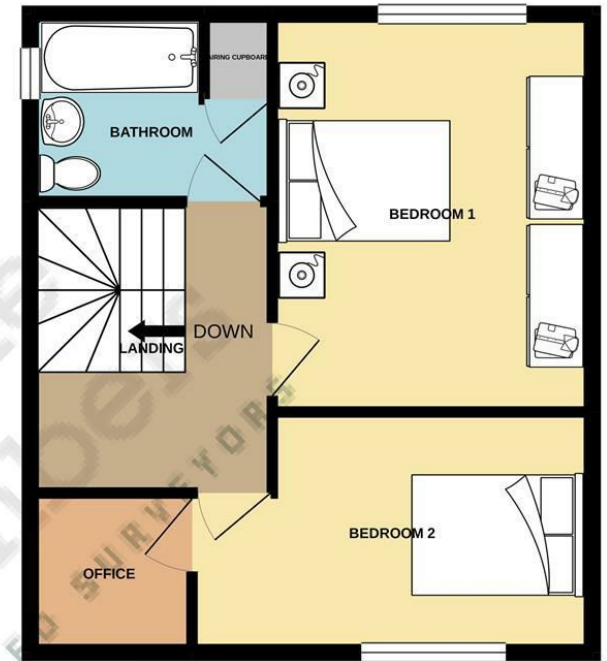
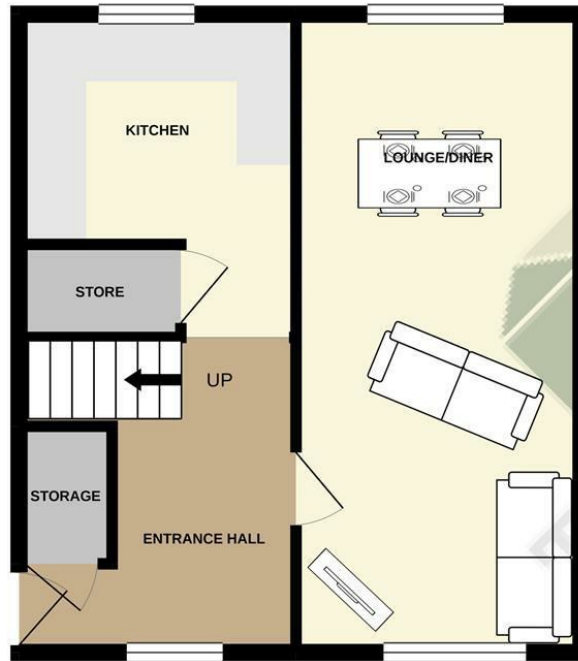
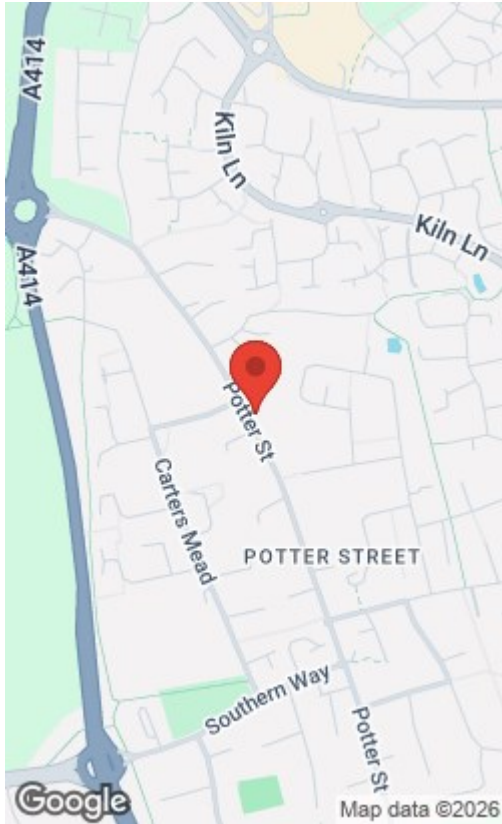
shower attachment, wall mounted electric shower, heated towel rail.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2020

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4 Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 450400
E:
www.kings-group.net

