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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

**Spencers Croft, Harlow, CM18 6JR**  
**Asking Price £280,000**

158 Spencers Croft, CM18 6JR

We are acting in the sale of the above property and have received an offer of £285,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM MID-TERRACE HOUSE, WITH THE POTENTIAL FOR A DRIVEWAY (STPP) IN THE POPULAR AREA OF SPENCERS CROFT, HARLOW \*\***

Welcome to this charming two-bedroom mid-terrace house located in the desirable Spencers Croft area of Harlow. This property offers a wonderful opportunity for those looking to make their mark, as it is ready for you to put your own stamp on it.

As you enter, you will find a spacious layout that includes a comfortable reception room, perfect for relaxing or entertaining guests. The ground floor also features a convenient downstairs w.c. and a delightful conservatory, which provides an ideal space for enjoying the garden views or simply unwinding.

Upstairs, you will discover two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. The property boasts potential for a driveway, subject to planning permission, which could enhance your living experience further and a good sized low maintenance rear garden with rear access. Situated in a peaceful cul-de-sac, this home is conveniently close to local shops and amenities, making daily errands a breeze. Additionally, it falls within the catchment area of sought-after schools, making it an excellent choice for families. With easy access to the A414 and the M11, commuting to nearby towns and cities is straightforward. This mid-terrace house presents a fantastic opportunity for first-time buyers or those looking to invest in a property with great potential. Don't miss your chance to view this lovely home in a prime location.

Call us today on 01279 433 033 to arrange your viewing.

#### Hallway

**14'73 x 6'2 (4.27m x 1.88m)**

Single radiator, carpeted, storage cupboard, stairs leading to first floor landing

#### Kitchen

**11'81 x 8'54 (3.35m x 2.44m)**

Double glazed window to front aspect, vinyl flooring, a range of base and wall units with roll top work surfaces, space for fridge/freezer, plumbing for washing machine, integrated electric oven, gas hob, sink with single drainer unit, power points

#### Lounge

**14'96 x 11'33 (4.27m x 3.35m)**

Double glazed windows to rear aspect, double glazed French doors to rear aspect, single radiator, carpeted, feature fire place with stone surround, wall lights, coved textured ceiling, TV aerial point, phone point, power points

#### Conservatory

**13'6 x 7'7 (4.11m x 2.31m)**

Single glazed window to rear and side aspect, wooden folding doors leading to rear garden, tiled flooring, power points

#### Downstairs W.C.

**3'96 x 2'96 (0.91m x 0.61m)**

Vinyl flooring, pedestal style wash basin, low level flush W.C.

#### First Floor Landing

**8'33 x 5'93 (2.44m x 1.52m)**

Carpeted, loft access

#### Bedroom One

**14'93 x 10'10 (4.27m x 3.30m)**

Double glazed window to front aspect, coved textured ceiling, carpeted, wardrobes, single radiator, power points

#### Bedroom Two

**13'5 x 8'66 (4.09m x 2.44m)**

Double glazed window to rear aspect, coved textured ceiling, carpeted, wardrobes, single radiator, power points, door leading to en-suite bathroom

#### En-Suite

**8'86 x 5'82 (2.44m x 1.52m)**

Double glazed opaque window to rear aspect, vinyl flooring, walk in shower cubicle with thermostatically controlled shower, wash basin with vanity under unit, low level flush W.C.

#### External

Potential for driveway (STPP), rear garden with rear access, ample street parking, cul-de-sac location

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - C

EPC Rating - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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TOTAL FLOOR AREA: 75.5 sq.m (812 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and are not intended to be used for any precise purposes or measurements. The agent is to be held responsible only and should be used to be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.  
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