



No Ball Games
KINGS GROUP

294

Carters Mead, CM17 9EY
Harlow





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Kings Group are delighted to offer for sale, on a CHAIN FREE BASIS, this THREE BEDROOM MID TERRACE FAMILY HOME, situated in the popular residential area of Carters Mead, Harlow. This well-presented property would make an ideal purchase for first-time buyers, growing families, or those looking to downsize, while benefiting from excellent access to local shops, schools, and everyday amenities.

The accommodation begins with a porch leading into an inviting entrance hall, which provides access to a spacious lounge. A separate dining room offers an excellent space for entertaining and features sliding doors opening into the conservatory. The kitchen is fitted with a range of wall and base units and benefits from direct access to the conservatory, creating a practical and versatile layout for modern family living.

The conservatory provides additional living space and includes a useful storage cupboard, a door leading to the side access, and a sliding door opening onto the rear garden. To the first floor, the property comprises a generous principal bedroom with built-in wardrobes, a spacious second double bedroom, a well-proportioned third bedroom, and a family bathroom complete with a shower cubicle, wash basin and toilet.

Externally, the property enjoys a secluded east-facing rear garden, predominantly laid with artificial lawn and complemented by a patio area, providing an ideal setting for outdoor dining and relaxation.

Conveniently located close to highly regarded schools, local amenities, and transport links, the property also offers easy access to the M11 and M25, providing direct routes to London, Stansted Airport, and Cambridge.

Offers In The Region Of £325,000



- NO CHAIN
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- SEPARATE DINING ROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO THE M11/M25 PROVIDING DIRECT ACCESS INTO LONDON AND SURROUNDING AREAS

Property Information

Tenure: Freehold
 Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Parking: On Street Parking

Porch 6'25 x 2'91 (1.83m x 0.61m)

Double glazed window to the front and side aspect, tiled flooring

Entrance Hall

Laminate flooring, double radiator, power points, understairs storage cupboard

Lounge 12'27 x 11'96 (3.66m x 3.35m)

Double glazed window to the front aspect, double radiator, carpeted flooring, power points.

Dining Room 10'37 x 8'21 (3.05m x 2.44m)

Double glazed sliding door to the rear aspect, carpeted flooring, single radiator, power points.

Kitchen 6'91 x 11'69 (1.83m x 3.35m)

Double glazed windows to the rear aspect, tiled flooring, a range of wall and base units with flat top worksurfaces, space for cooker drainer unit, plumbing for washing machine, spotlights, power points.

Conservatory 17'42 x 6'93 (5.18m x 1.83m)

Double glazed window to the rear and side aspect, double radiator, tiled flooring, power points, storage cupboard, sliding door to garden, door leading to side aspect.

Bedroom One 11'48 x 12'22 (3.35m x 3.66m)

Double glazed window to the front aspect, textured ceiling,

- THREE BEDROOM MID TERRACE FAMILY HOME
- CONSERVATORY
- SECLUDED LOW MAINTENANCE EAST FACING REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY ADVISED

single radiator, carpeted flooring, built in storage, power points.

Bedroom Two 14'34 x 8'53 (4.27m x 2.44m)

Double glazed window to the rear aspect, carpeted flooring, textured ceiling, single radiator, power points.

Bedroom Three 8'73 x 9'18 (2.44m x 2.74m)

Double glazed window to the front aspect, carpeted flooring, textured ceiling, single radiator, power points.

Family Bathroom 7'71 x 4'74 (2.13m x 1.22m)

Double glazed window to the rear aspect, part tiled walls, tiled flooring, shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C,

Garden

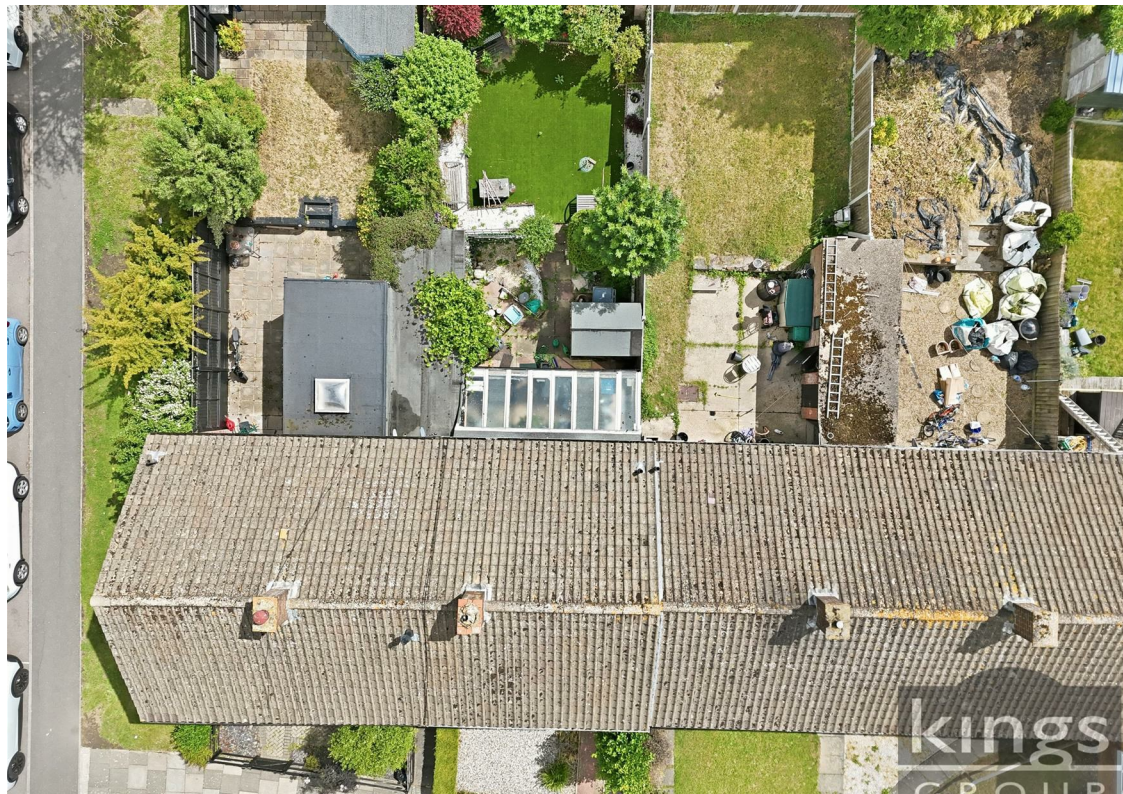
East facing, secluded, mainly laid to artificial grass with patio area. Side access.





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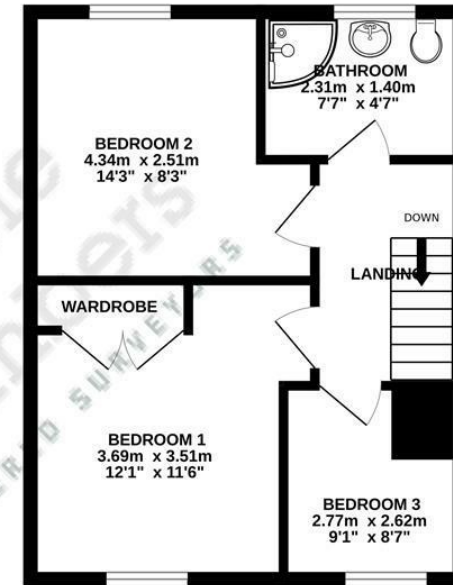
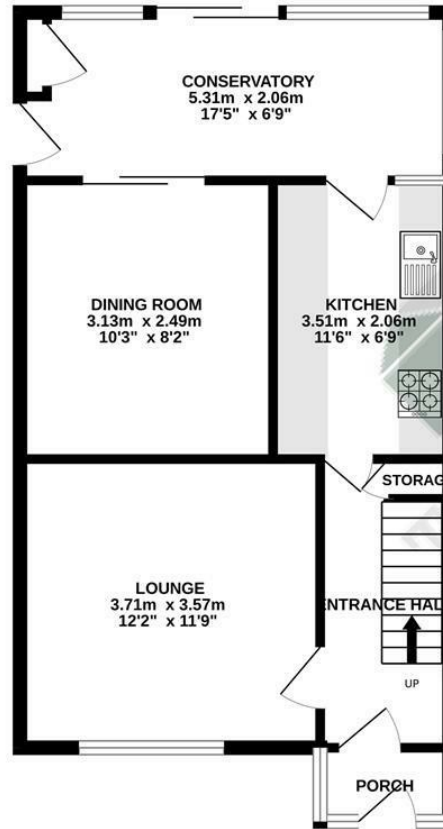
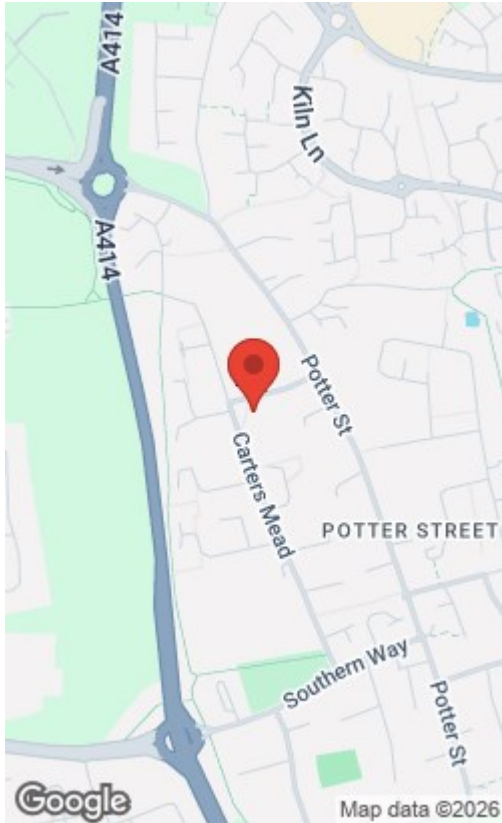


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.

1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (796 sq.ft.) approx.

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.
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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.

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