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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

St. Andrews Meadow, Harlow, CM18 6BL  
Guide Price £320,000

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO BEDROOM MID-TERRACE HOUSE, IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF ST ANDREWS MEADOW, HARLOW \*\***

GUIDE PRICE - £320,000 - £330,000.

Nestled in the desirable St. Andrews Meadow area of Harlow, this charming mid-terrace house offers a delightful living experience. Immaculately presented, the property features a spacious lounge/diner, perfect for both relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for culinary pursuits. This two-bedroom home boasts two generously sized bedrooms, one of which has been thoughtfully partitioned off, allowing for versatile use of space. The modern family bathroom is stylishly designed, ensuring comfort and convenience for all residents. Situated close to local shops and amenities, this property is ideally located within the catchment area of sought-after schools, making it a perfect choice for families. Additionally, with easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This mid-terrace house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

To avoid disappointment please call us today on 01279 433 033 to arrange your viewing.

**Entrance Hallway**

**6'1 x 12'3 (1.85m x 3.73m)**

Storage cupboard, stairs leading to first floor landing, double radiator, laminate flooring, power points

**Lounge/Diner**

**12'2 x 18'3 (3.71m x 5.56m)**

Double glazed window to rear aspect, double glazed door leading to rear garden. under stairs storage cupboard, laminate flooring, double radiator, TV aerial point, phone point, power points

**Kitchen**

**6'1 x 12'3 (1.85m x 3.73m)**

Double glazed window to front aspect, a range of base and wall units with roll top granite effect work surfaces, integrated electric oven with gas hob, space for fridge/freezer, dish washer and washing machine, tiled flooring, tiled splash backs, power points

**First Floor Landing**

Laminate flooring, Loft access

**Master Bedroom**

**12'3 x 11'1 (3.73m x 3.38m)**

Double glazed window to rear aspect, laminate flooring, double radiator, power points

**Bedroom Two**

**3'64 x 11'9 (0.91m x 3.58m)**

Double glazed window to front aspect, laminate flooring, double radiator, partition wall dividing the two rooms, power points

**Family Bathroom**

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Panel enclosed bath with mixer tap and thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, heated towel rail, tiled walls, laminate flooring, extractor fan

**External**

Allocated parking, rear garden

Tenure - Freehold

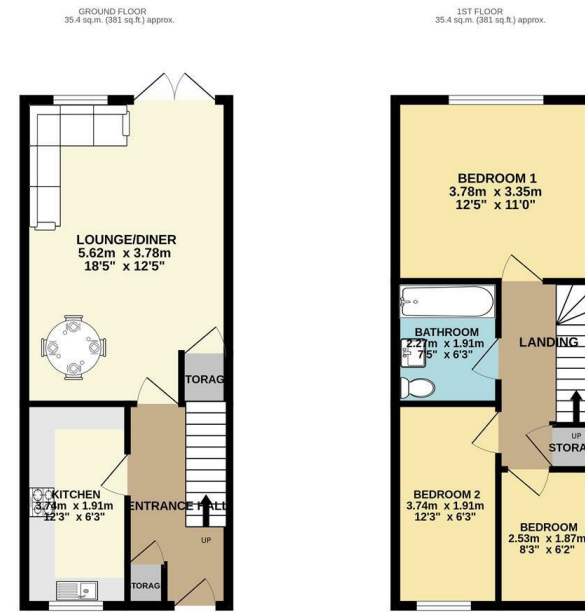
Construction Type - Brick Built

Council Tax - C

EPC Rating - D

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 70.7 sq.m. (191 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, walls and any other areas are approximate and no responsibility is taken for any error. Figures are for reference only. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been used and no guarantee is given regarding their condition or efficiency. Made with Metacad (2005)

