



Potter Street, CM17 9AE  
Harlow

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# Potter Street, CM17 9AE

\*\* GUIDE PRICE £250,000 - £260,000 \*\*

Kings Group are delighted to offer this well-presented TWO BEDROOM - THIRD FLOOR MAISONETTE, located in the popular Potter Street area of Harlow. This spacious property benefits from its own private rear garden and ample free-for-all parking in the residents' car park.

An ideal purchase for first-time buyers looking to get on the property ladder, the home offers a great combination of indoor space, outdoor living, and convenient local amenities.

The property welcomes you with an inviting entrance hall leading to a bright and airy lounge/diner—perfect for relaxing or entertaining. The newly fitted modern kitchen is well-equipped with a range of wall and base units, providing both style and functionality.

Upstairs, you'll find two generously sized double bedrooms and a newly fitted family bathroom featuring a sleek three-piece suite. Outside, the private rear garden is mainly laid to lawn with a decking area—ideal for enjoying the warmer months.

Situated close to local shops, reputable schools, and everyday amenities, this home also offers fantastic transport links. With easy access to the M11 and M25, commuters will benefit from direct routes to London, Stansted Airport, and Cambridge.

Lease details include 87 years remaining, with the current owner having already applied for an extension to the original 125-year term. Service charge is £2,320.92 per annum with a ground rent of just £10 per annum.

Call us today to arrange your viewing and avoid disappointment!

## Guide Price £250,000





- TWO BEDROOM THIRD FLOOR MAISONETTE
- BEAUTIFUL PRIVATE GARDEN
- MODERN FITTED FAMILY BATHROOM
- CAR PARK WITH FREE FOR ALL PARKING
- CLOSE TO M11/M25

### Potter Street

?Potter Street is a well-established residential area situated in the southern part of Harlow, Essex. Known for its community-oriented atmosphere, it offers a blend of suburban tranquility and convenient access to urban amenities. The neighborhood features a mix of housing options, catering to families, professionals, and retirees alike. The neighborhood also boasts several parks and green spaces, providing residents with ample opportunities for outdoor recreation and leisure. ? Potter Street combines the charm of a close-knit community with the conveniences of modern living, making it an attractive location for a diverse range of residents.

### Entrance Hall

Double glazed window to the front aspect, laminate flooring, single radiator, large storage cupboard.

### Lounge/Diner 11'40 x 21'93 (3.35m x 6.40m)

Double glazed window to the front and rear aspect, coved and tiled ceiling, double radiator, laminate flooring, power points.

### Kitchen 10'10 x 10'90 (3.30m x 3.05m)

Double glazed windows to the rear aspect, single radiator, laminate flooring, a range of wall and base units with flat top marble work surfaces, integrated cooker, electric hob and oven, integrated extractor fan, double drainer unit, space for fridge freezer. plumbing for washing machine, integrated dishwasher, power points, combi boiler.

### Landing

Double glazed window to the side aspect, laminate flooring, storage cupboard

### Bedroom One 14;61 x 8'08 (4.27m;18.59m x 2.64m)

Double glazed window to the front aspect, laminate flooring, double radiator, power points, walk in wardrobe.

### Bedroom Two 11'02 x 12'07 (3.40m x 3.84m)

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

- OWN PRIVATE GARDEN
- MODERN FITTED KITCHEN
- LEASE EXTENSION APPLIED FOR - LEASE EXTENSION TO 173 YEARS
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL PURCHASE FOR A FIRST TIME BUYER LOOKING TO GET ONTO THE PROPERTY LADDER

### Family Bathroom 7'85 x 6'64 (2.13m x 1.83m)

Double glazed window to the side aspect, tiled flooring, tiled splash backs, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity unit underneath, low level W.C, storage cupboard with space for tumble dryer.

### Garden

Mainly laid to lawn, decked seating area, fence panels,

### Schools/Transport Links

Primary Schools:

Potter Street Academy (0.19 miles), Purford Green Primary School (0.44 miles)

Secondary Schools:

Passmores Academy (0.44 miles), Mark Hall Academy (1.2 miles)

Motorways:

M11 J7 (1.34 miles), M11 J7A (2.26 miles)

Train Stations:

Harlow Mill Rail Station (1.96 miles), Harlow Town Rail Station (2.03 miles)

Bus stop:

David Livingston House (0.08 miles) Goes straight to Epping Station

Flood Risk: Rivers & Seas - Very Low, Surface Water: Very Low

Build: Standard Construction - Brick and tile

Tenure: Leasehold

Lease Remaining: 83 Years (Seller is in the process of extending the lease to 173 Years)

Service Charge: £2320.92 Per Annum

Ground Rent: £10 Per Annum

Parking: Communal Car park with free for all parking





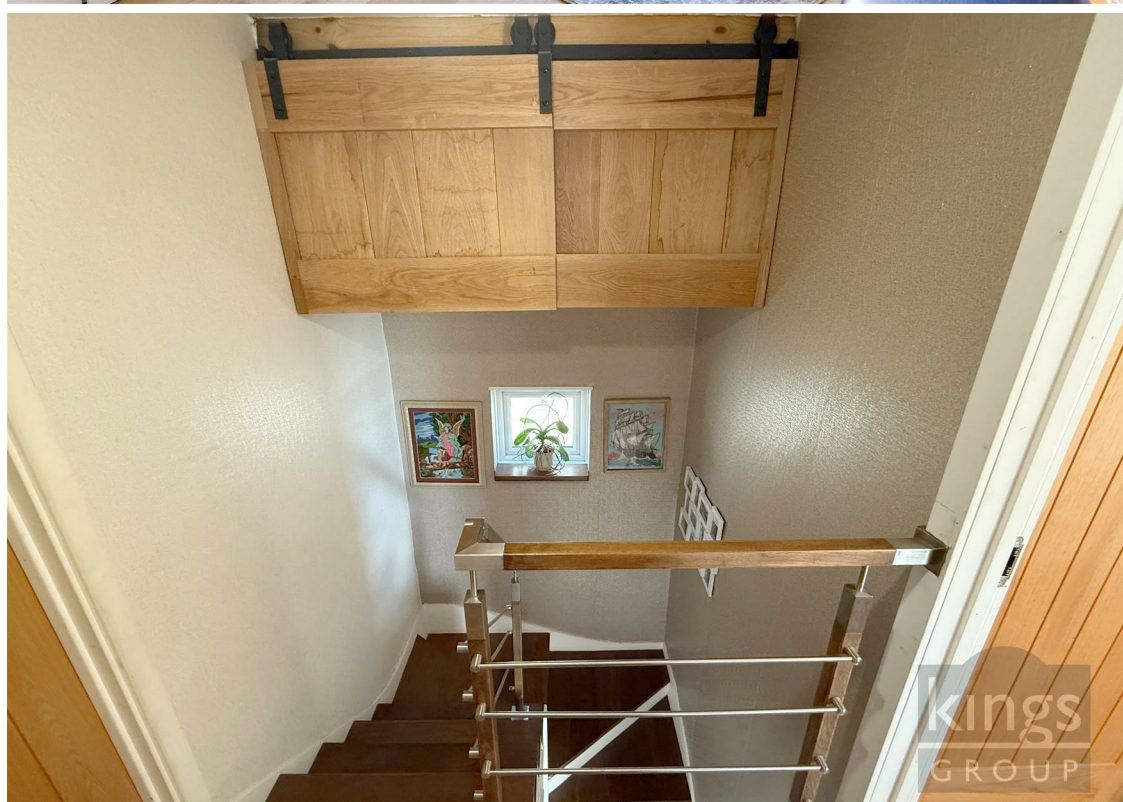






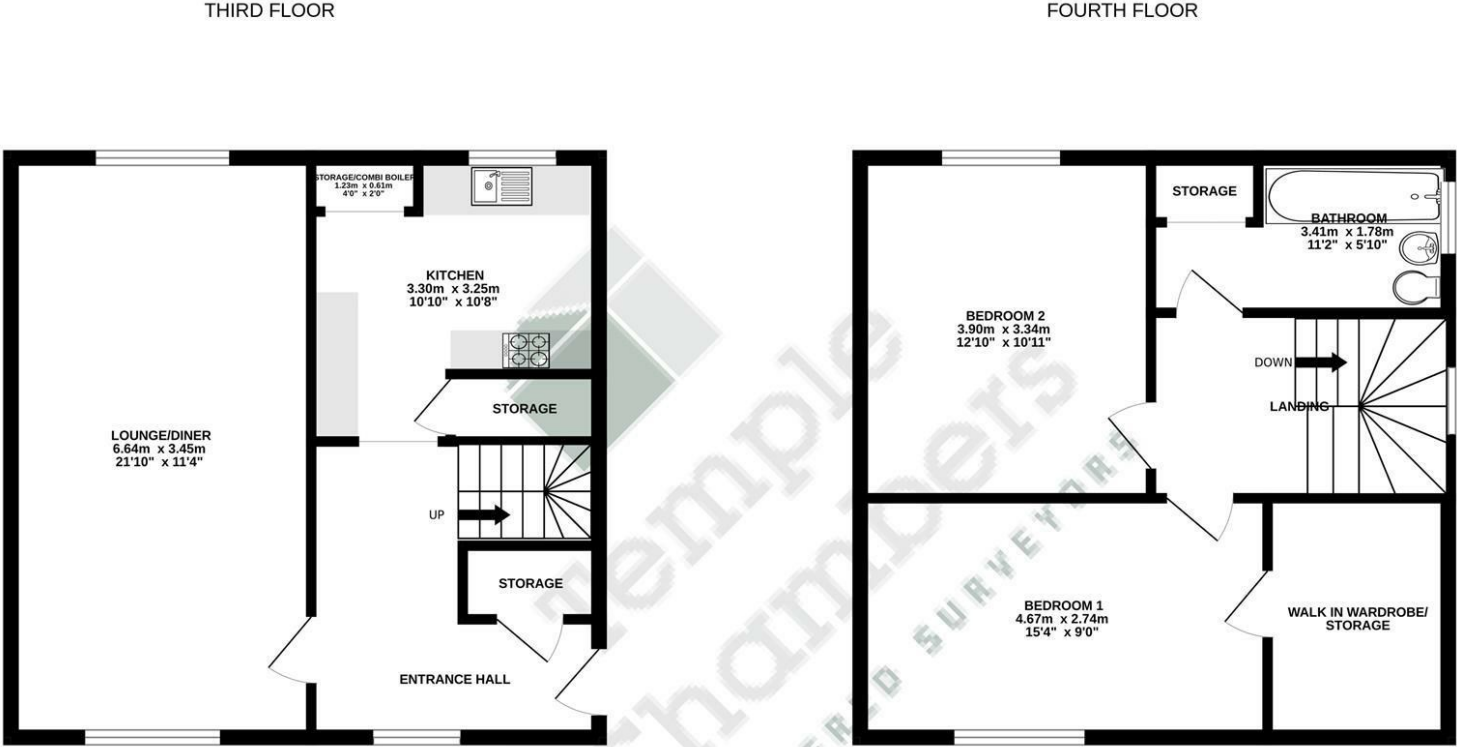
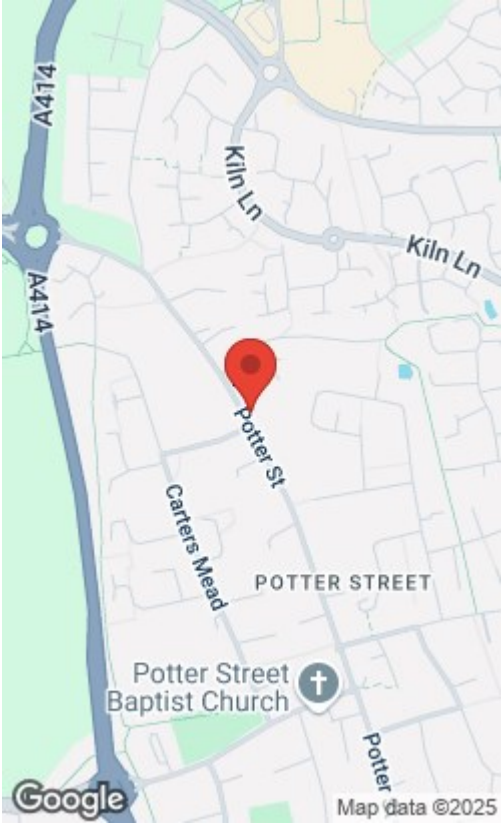
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82 plus) <b>A</b>			(82 plus) <b>A</b>		
(61-81) <b>B</b>			(61-81) <b>B</b>		
(49-60) <b>C</b>			(49-60) <b>C</b>		
(35-48) <b>D</b>			(35-48) <b>D</b>		
(29-34) <b>E</b>			(29-34) <b>E</b>		
(21-28) <b>F</b>			(21-35) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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