



Red Lion Crescent, CM17 9BN
Harlow





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Kings Group are delighted to present this beautifully presented TWO BEDROOM MID TERRACE FAMILY HOME, ideally located in the sought-after Red Lion Crescent, Harlow. Perfectly suited for first-time buyers or those looking to downsize..

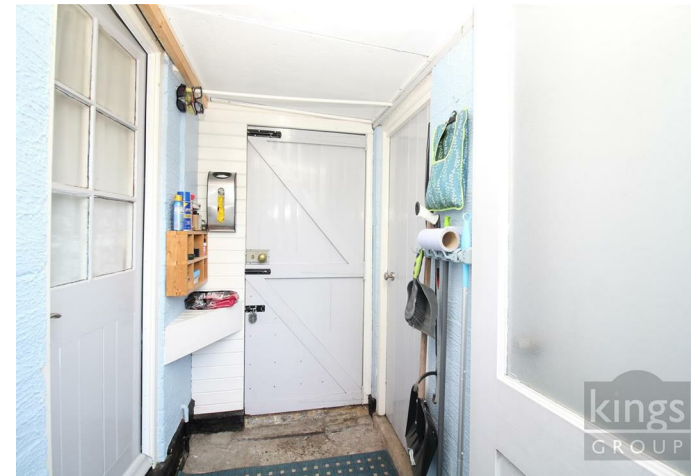
This charming property offers a welcoming entrance hall that leads into a bright and spacious lounge/diner – ideal for entertaining or relaxing with family and friends. The modern fitted kitchen is well-appointed with a stylish range of wall and base units, offering both functionality and a sleek finish.

Upstairs, the first floor boasts a generously sized, light-filled master bedroom along with an additional well-proportioned double bedroom. The family bathroom features a double shower cubicle, complemented by a separate cloakroom for added convenience.

Externally, the rear garden is mainly laid to lawn with a patio area perfect for outdoor dining, and the added benefit of side access. A versatile outbuilding provides the ideal space for a home office, studio, or additional storage.

Situated close to local shops, reputable schools, and essential amenities, this property also enjoys excellent transport links via the M11 and M25, providing direct routes to London, Stansted Airport, and Cambridge. Contact us today to arrange your viewing!

Offers In Excess Of £330,000



- **TWO BEDROOM MID TERRACE FAMILY HOME**
- **GREAT LOCATION**
- **CLOSE PROXIMITY TO LOCAL SHOPS & AMENITIES**
- **WELL MAINTAINED THROUGHOUT**

- **VIEWING IS HIGHLY RECOMMENDED**

Entrance Hall

Double glazed window to the front aspect, laminate flooring, power point.

Lounge/Diner 13'37x14'77 (3.96mx4.27m)

Double glazed windows to front aspect, single radiator, laminate flooring, power points.

Kitchen 14'19x6'53 (4.27mx1.83m)

Double glazed window to rear aspect, vertical radiator, tiled splash backs, a range of base & walls units with flat top surfaces, space for cooker, electric oven and hob, integrated extractor fan, space for fridge freezer, plumbing for washing machine, power points.

Bedroom One 18'04x10'76 (5.59mx3.05m)

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

Bedroom Two 10'36x9'52 (3.05mx2.74m)

Double glazed window to front aspect, single radiator, carpeted flooring, built in wardrobe, power points

Shower Room 4'56x5'67 (1.22mx1.52m)

Double glazed window to rear aspect, spotlights, tiled walls, heated towel rail, vinyl flooring, shower cubicle with thermostatically controlled shower, wash basin with vanity unit under.

Cloakroom 2'63x5'43 (0.61mx1.52m)

Double glazed window to rear aspect, tiled walls, carpeted flooring, high level flush.

Garden

Mainly laid to lawn with patio area, outbuilding with power points.

- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **VERSATILE OUTBUILDING - COULD BE USED AS AN OFFICE**
- **CLOSE TO HIGH REGARDED SCHOOLS**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON AND SURROUNDING AREAS**

Schools/transport links

Primary Schools:

Potter Street Academy (0.35 miles), Henry Moore Primary School (0.49 miles)

Secondary Schools:

Passmores Academy (0.54 miles), Beckmead Moundwood Academy (1.23 miles)

Train stations:

Harlow Mill Rail Station (2.29 miles), Harlow Town Rail Station (2.42 miles)

Motor Ways:

M11 J7 (0.99 miles), M11 J7A (2.35 miles)

Tenure: Freehold

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

Parking: On Street Parking

Build: Standard Construction - Brick & Tile





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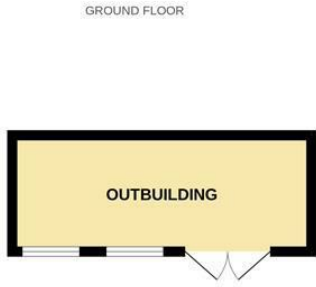


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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		
(29-54) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.
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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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