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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Abbotsweld, Harlow, CM18 6TH  
Guide Price £400,000

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED THREE DOUBLE BEDROOM, CHAIN FREE, EXTENDED FAMILY HOME IN THE SOUGHT AFTER AREA OF ABBOTSWELD, HARLOW \*\*

GUIDE PRICE - £400,000 - £415,000.

Nestled in the desirable area of Abbotsweld, Harlow, this charming mid-terrace house presents an exceptional opportunity for families seeking a modern and spacious home. This extended property boasts three generously sized double bedrooms, making it ideal for both growing families and those who appreciate extra space.

Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The house has been recently refurbished to an immaculate standard, ensuring a fresh and contemporary feel throughout. The brand new kitchen is a highlight, offering a stylish and functional space for culinary enthusiasts. Additionally, the new bathroom provide a touch of luxury and convenience for daily routines. The property features a loft conversion and a rear extension, further enhancing the living space and providing versatility for various needs, whether it be a home office, playroom, or guest accommodation. Conveniently located, this home is within easy reach of local shops and amenities, ensuring that daily necessities are just a stone's throw away. Furthermore, it falls within the catchment area of sought-after schools, making it an excellent choice for families prioritising education. With easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This chain-free family home is a rare find, combining modern living with practicality in a vibrant community. Do not miss the chance to make this splendid property your own. Call us today on 01279 433 033 to arrange your viewing.

**Entrance Hallway**  
7'69 x 6'45 (2.13m x 1.83m)

Double glazed window to front aspect, laminate flooring, stairs leading to first floor landing

**Kitchen**  
15'7 x 8;0 (4.75m x 2.44m;0.00m)

Laminate flooring, spotlights, a range of base and wall units with flat top granite effect work surfaces, integrated fridge/freezer, sink with double drainer unit, space for gas cooker and hob, chimney style extractor fan, power points, opening leading to second reception room

**Lounge**  
18'0 x 12'4 (5.49m x 3.76m )

Double glazed window to front aspect, feature fireplace with stone surround, laminate flooring, TV aerial point, phone point, power points, understairs storage cupboard, double radiator

**Reception Room**  
20'8 x 8'9 (6.30m x 2.67m)

Double glazed window to rear aspect, double glazed French doors to rear aspect leading to rear garden, laminate flooring, double radiator, power points

**First Floor Landing**  
Carpeted, stairs leading to second floor landing

**Bedroom One**  
18'6 x 11'8 (5.64m x 3.56m)

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

**Bedroom Two**  
11'5 x 8'2 (3.48m x 2.49m)

Double glazed window to front aspect, laminate flooring, double radiator, storage cupboards, power points

**Family Bathroom**  
7'69 x 6'45 (2.13m x 1.83m)

Double glazed opaque window to rear aspect, laminate flooring, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin, low level flush W.C.

**Second Floor landing**  
Carpeted

**Bedroom Three**  
17'8 x 9'3 (5.38m x 2.82m)

Double glazed windows to rear aspect, Velux windows to front aspect, laminate flooring, double radiator, power points, storage cupboards

**External**

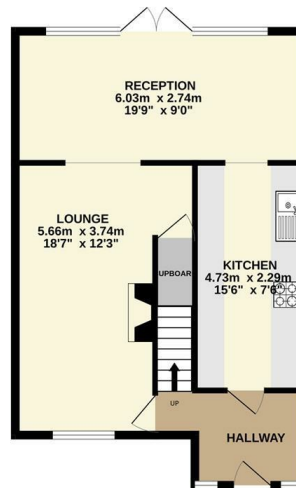
Rear garden mainly laid to lawn, with patio area and large storage shed/workshop, ample street parking

Tenure - Freehold  
Construction Type - Brick Built  
Council Tax Band - C  
EPC Rating - C

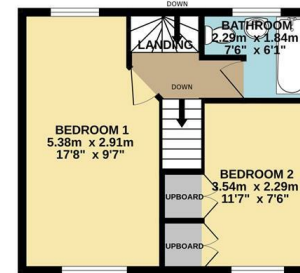
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

GROUND FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



1ST FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



2ND FLOOR  
21.2 sq.m. (228 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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