



Freshwaters, CM20 3QB
Harlow





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GUIDE PRICE £350,000 - £375,000

Kings Group are delighted to present this immaculately presented TWO/THREE BEDROOM END OF TERRACE FAMILY HOME, ideally situated in the highly sought-after Freshwaters area of Harlow. Originally designed as a three-bedroom property, the home can easily be converted back to its original layout, offering excellent flexibility for growing families. Beautifully maintained and ready to move straight into, this exceptional home is perfect for first-time buyers, downsizers, or anyone seeking a stylish property with nothing to do. Further benefits include a full rewire throughout, a garage, allocated parking, and ample on-street parking for visitors.

Step inside to a welcoming and spacious entrance hall that leads to the heart of the home. The impressive family lounge is flooded with natural light from the attractive bay window, creating a warm and inviting living space. To the rear, the stunning open-plan kitchen/diner has been finished to a high standard and boasts a comprehensive range of modern wall and base units, integrated appliances, and ample space for entertaining family and friends. The ground floor is completed by a convenient cloakroom with WC and a useful storage cupboard with plumbing for a washing machine.

Upstairs, the property continues to impress with two generous double bedrooms, both benefiting from built-in wardrobes, alongside a versatile office room that is ideal for home working or a nursery. The beautifully appointed family bathroom features a contemporary suite with shower facilities and an additional storage cupboard. The spacious principal bedroom was originally two separate bedrooms and can be effortlessly reinstated, allowing the property to return to its original three-bedroom configuration if desired.

Outside, the secluded rear garden provides a private and low-maintenance outdoor retreat, perfect for relaxing or entertaining, with direct access to the garage for added convenience.

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- **TWO/THREE BEDROOM END OF TERRACE FAMILY HOME IN A CUL-DE-SAC LOCATION**
- **OFFICE ROOM**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **FULLY REFURBISHED AND REWIRED**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Property Information

Tenure: Freehold

Build: Standard Construction with cladding

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

Parking: Garage and allocated parking and ample street parking.

Entrance Hall

Downstairs Cloakroom 3'14 x 4'35 (0.91m x 1.22m)

Tiled splash backs, laminate flooring, wash basin with mixer tap, low level W.C, storage cupboard with plumbing for washing machine.

Lounge/Kitchen/Diner 11'46 x 23'64 (3.35m x 7.01m)

Lounge:

Double glazed bay window to the front aspect, spotlights, single radiator, vertical radiator, laminate flooring, power points, doors leading to rear garden.

Kitchen: 10'36 x 7'61

Double glazed window to the rear aspect, laminate flooring, a range of wall and base units with flat top worksurfaces, hood Bosch extractor fan, integrated electric hob and electric oven, integrated fridge freezer, integrated dishwasher, double drainer unit, spotlights, power points.

Bedroom One 15'71 x 7'74 (4.57m x 2.13m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, spotlights, built in wardrobes, power points.

(This room can be converted back into two separate bedrooms)

- **GARAGE & ALLOCATED PARKING**

- **DOWNSTAIRS TOILET**

- **SECLUDED REAR GARDEN WITH REAR ACCESS**

- **COMBI BOILER**

- **CLOSE TO THE M11/M25**

Bedroom Two 11'56 x 6'92 (3.35m x 1.83m)

Double glazed window to the rear aspect, spotlights, single radiator, carpeted flooring, built in wardrobes, power points.

Office Room 2'97 x 9'20 (0.61m x 2.74m)

Laminate flooring, power points, loft hatch (Loft ladder and fully boarded)

Family Bathroom 8'07 x 7'76 (2.62m x 2.13m)

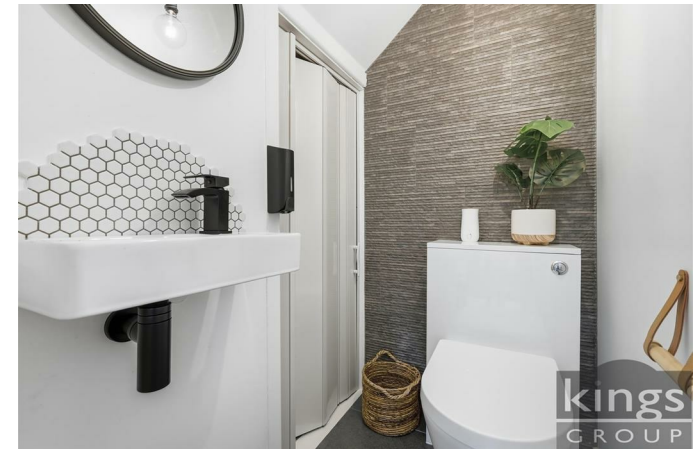
Double glazed windows to the rear aspect, spotlights, tiled splash backs, parquet flooring, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit, low level W.C, storage cupboard housing combi boiler.

Garden

Secluded, mainly laid to lawn with decked and patio area, built in BBQ area, rear access, wooden fence panels

Garage

Up and over door, power point, door accessing into the garden.



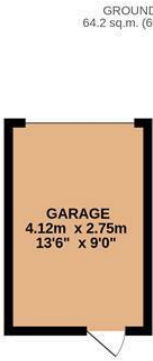
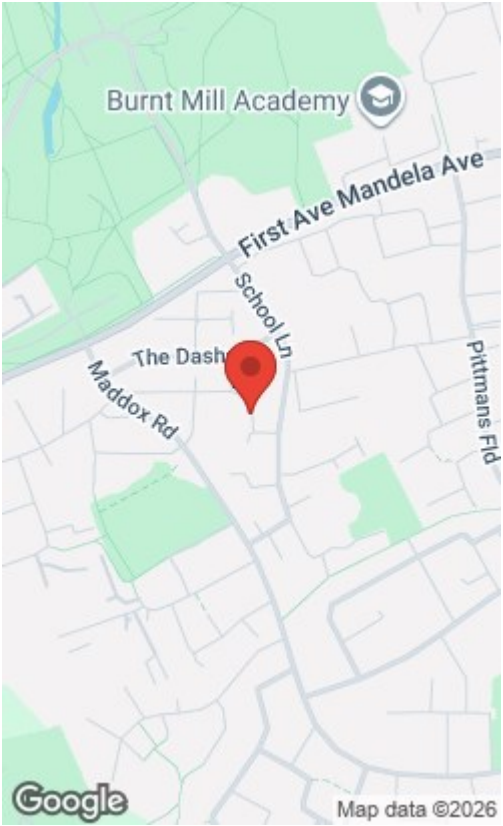


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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