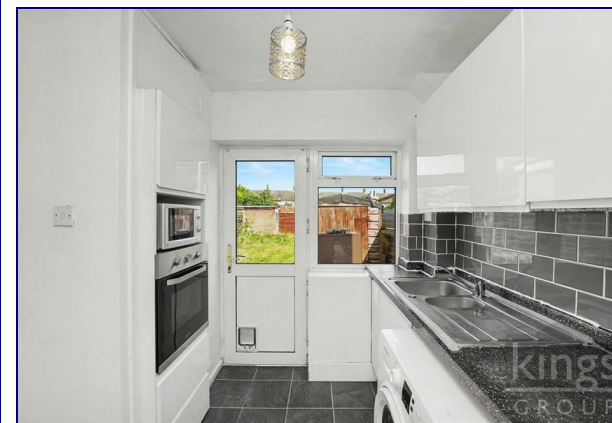
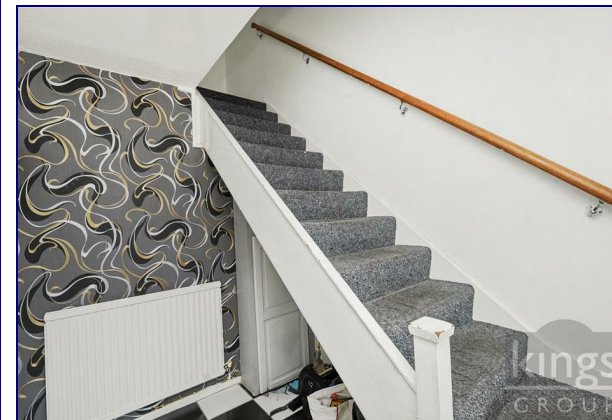




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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Little Grove Field, Harlow, CM19 4BX
Offers In The Region Of £325,000

**** KINGS GROUP ARE DELIGHTED TO OFFER THIS CHAIN FREE, TWO BEDROOM END OF TERRACE HOUSE WITH A PRIVATE DRIVEWAY IN THE SOUGHT AFTER TOWN CENTRE LOCATION OF LITTLE GROVE FIELD, HARLOW ****

Nestled in the desirable area of Little Grove Field, Harlow, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The family bathroom is conveniently located on the first floor, ensuring privacy and ease of access.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The property also features a driveway that accommodates one to two vehicles, offering convenience for residents and visitors alike. One of the standout features of this home is the large rear garden, which not only provides a delightful outdoor space for gardening or leisure but also includes rear access, enhancing its practicality. Situated within walking distance of Harlow Town Centre, Harlow Town train station, and the Princess Alexandra Hospital, this location is ideal for those who appreciate accessibility to essential amenities and transport links. Furthermore, with easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This chain-free property is a rare find and is sure to attract considerable interest. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this delightful home in Harlow is not to be missed.

Entrance Hallway
9'13, 6'32 (2.74m, 1.83m)

Stairs leading to first floor landing, double glazed window to front aspect, single radiator, tiled flooring, textured ceiling, smoke alarm.

Lounge / Diner
10'52 x 19'37 (3.05m x 5.79m)

Double glazed windows to front and rear aspect, single radiator, laminate flooring, fireplace with electric fire, phone point, TV aerial point, power points, coved ceiling.

Kitchen
6'17 x 10'68 (1.83m x 3.05m)

Double glazed window to rear aspect, vinyl flooring, tiled splash backs, range of base and wall units with flat top work surfaces, integrated electric oven with gas hob, chimney style extractor hood, space for fridge / freezer, plumbed for washing machine, double glazed door leading to garden, power points.

First Floor Landing
6'78, 6'32 (1.83m, 1.83m)

Loft access, textured ceiling, airing cupboard, laminate flooring

Bedroom One
15'59 x 9'24 (4.57m x 2.74m)

Double glazed window to front aspect, single radiator, laminate flooring, built-in storage cupboard, TV aerial point, power points, coved ceiling.

Bedroom Two
10'96 x 9'81 (3.05m x 2.74m)

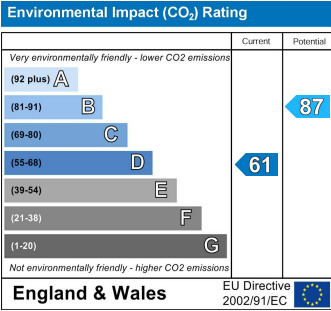
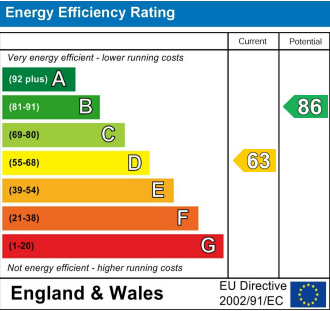
Double glazed window to rear aspect, single radiator, laminate flooring, TV aerial point, power points, coved ceiling.

Bathroom
7'50 x 6'16 (2.13m x 1.83m)

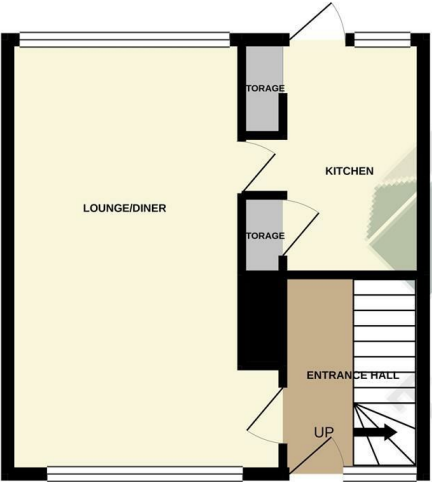
Double glazed opaque widow to rear aspect, vinyl flooring, extractor fan, panel enclosed bath with electric shower over bath, wash hand basin with mixer tap and vanity under unit, low level flush WC, tiled walls.

External
Driveway, rear garden with rear access, ample street parking

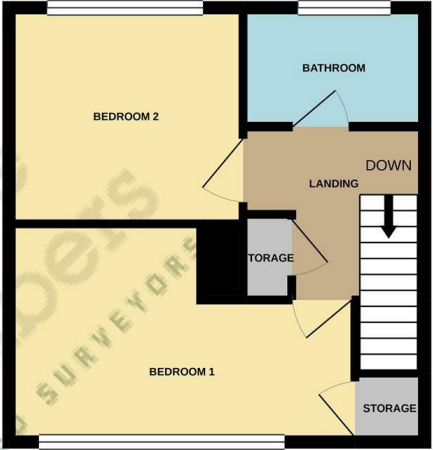
Property Information
Tenure - Freehold
Construction Type - Standard Construction - Brick Built
Council Tax Band - C
EPC Rating - D
Flood Risk - Rivers and Seas - Very Low
Surface Water - Very Low



GROUND FLOOR
32.8 sq.m. (353 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 65.6 sq.m. (706 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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