



Perry Spring, CM17 9DQ
Harlow





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Kings Group are proud to offer this fantastic opportunity to acquire a THREE BEDROOM MID TERRACE FAMILY HOME, available on a chain-free basis in the ever-popular Perry Springs. Perfectly suited to first-time buyers or those looking to downsize, this home combines generous living space with a convenient location, making it an excellent all-round purchase.

As you step inside, you are welcomed by a bright entrance hall with handy understairs storage, leading into a spacious and inviting family lounge ideal for both relaxing and entertaining. A separate dining room provides the perfect setting for hosting, while the well-appointed kitchen features a range of wall and base units and flows through to a lean-to area with direct access to the rear garden.

The first floor continues to impress, offering two generously sized double bedrooms, with the master benefitting from built-in wardrobes, alongside a comfortable single bedroom. A family bathroom and separate W.C. add practicality and flexibility for modern family living.

Outside, the property boasts a private and secluded rear garden, mainly laid to lawn with a patio area perfect for summer evenings and a brick-built shed for additional storage.

Ideally positioned close to local shops, schools, and everyday amenities, and with excellent transport links via the M11 and M25 providing easy access into London, Stansted, and Cambridge.

This is a home not to be missed. Early viewing is strongly advised.

Offers Over £300,000



- CHAIN FREE
- SPACIOUS LOUNGE
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- LEAN-TO WITH ACCESS INTO THE BRICK BUILT SHED ACCOMODATING A W.C
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

Property information

Tenure: Freehold

Build: Standard Construction

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

Parking: On Street Parking

Council Tax Estimate: £1,970 per annum

Entrance Hall

Carpeted, power points, understairs storage cupboard.

Lounge 12'31 x 12'09 (3.66m x 3.89m)

Double glazed windows to the front aspect, coved ceiling, double radiator, carpeted flooring, power points.

Dining Room 8'95 x 8'53 (2.44m x 2.44m)

Double glazed window to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

Kitchen 9'20 x 12'51 (2.74m x 3.66m)

Double glazed window to the rear aspect, double radiator, vinyl flooring, a range of wall and base units roll top worksurfaces, space for cooker, space for fridge freezer, plumbing for washing machine, drainer unit, door leading to lean-to area and the rear garden, power points.

Bedroom One 11'59 x 12'17 (3.35m x 3.66m)

Double glazed window to the front aspect, single radiator, carpeted flooring, built in wardrobe, storage cupboard housing boiler, power points.

Bedroom Two 14'49 x 8'60 (4.27m x 2.44m)

Double glazed window to the rear aspect, single radiator, power points.

Bedroom Three 8'60 x 9'27 (2.44m x 2.74m)

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

- THREE BEDROOM MID TERRACE FAMILY HOME
- SEPARATE DINING ROOM
- SIDE ACCESS INTO THE REAR GARDEN
- TWO DOUBLE BEDROOMS AND A WELL PROPORTIONED SINGLE BEDROOM
- CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED & CAMBRIDGE

Family Bathroom 4'79 x 5'58 (1.22m x 1.52m)

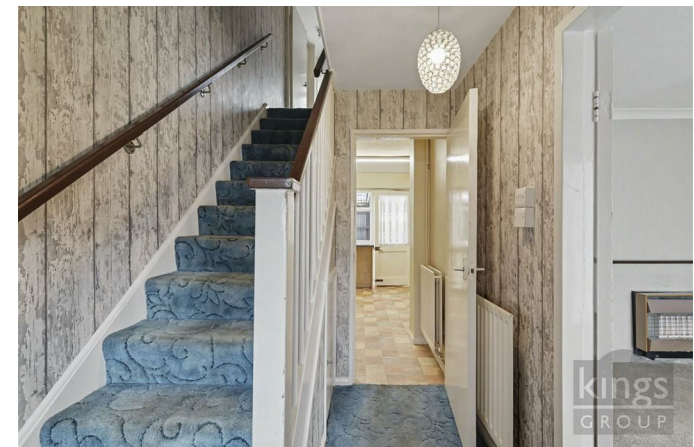
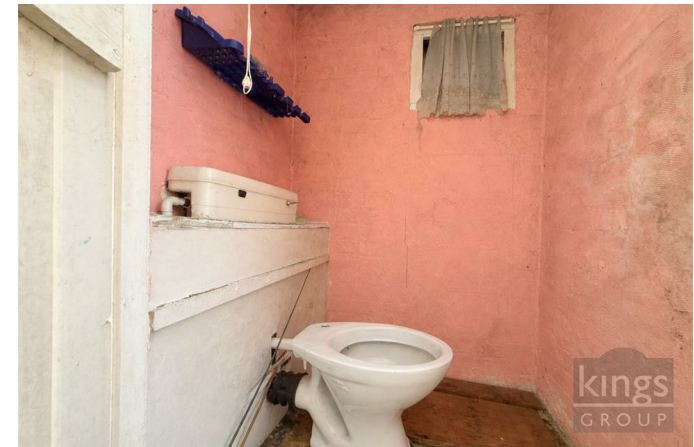
Double glazed window to the rear aspect, part tiled walls, single radiator, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps,

Separate W.C 2'47 x 5'58 (0.61m x 1.52m)

Double glazed window to the rear aspect, low level W.C

Garden

Secluded, mainly laid to lawn with patio area, wooden fence panels, brick built shed.



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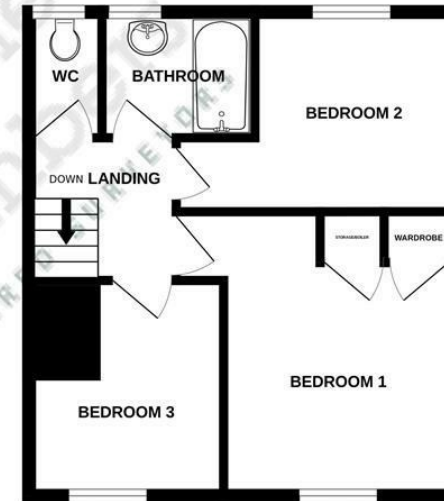


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.

1ST FLOOR
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 77.1 sq.m. (829 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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