



www.kings-group.net

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Harlow CM17 9TE
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The Downs, Harlow, CM20 3RD
Offers In Excess Of £325,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUFULLY PRESENTED, TWO BEDROOM MID-TERRACE FAMILY HOME, IN THE HIGHLY SOUGHT AFTER AREA OF THE DOWNS, HARLOW, CM20 ****

Nestled in the desirable area of The Downs, Harlow, this charming two-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The main lounge is particularly inviting, creating a warm atmosphere for family gatherings or quiet evenings at home.

The property boasts a large kitchen that flows seamlessly into a delightful conservatory, allowing for an abundance of natural light and a lovely view of the beautiful rear garden. This outdoor space is perfect for enjoying sunny days or hosting barbecues with friends and family.

Both bedrooms are generously sized, featuring large double rooms that can easily accommodate your furnishings and personal touches. The modern family bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in the sought-after CM20 location, this home is conveniently close to a variety of shops and amenities, making daily errands a breeze. Additionally, the property offers easy access to transport links and the train station, providing excellent connectivity for commuters.

This mid-terraced house is a wonderful opportunity for those seeking a spacious and well-located home in Harlow. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this delightful property your own.

Please call us today on 01279 433 033 to arrange your viewing.

Entrance Hallway
5'93 x 6'40 (1.52m x 1.83m)

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

Lounge
14'37 x 13'68 (4.27m x 3.96m)

Double glazed patio doors to rear aspect leading to conservatory, laminate flooring, double radiator, electric fireplace, TV aerial point, phone point, power points

Kitchen
18'08 x 9'89 (5.69m x 2.74m)

Double glazed windows to front and rear aspect, double glazed door leading to utility/sun room, single radiator, laminate flooring, a range of base and wall units with roll top wooden effect work surfaces, integrated, integrated washing machine, integrated under counter fridge and freezer, electric oven and gas hob, chimney style extractor fan, sink with double drainer unit, spotlights, power points

Utility/Conservatory
7'18 x 4'62 (2.13m x 1.22m)

Laminate flooring double glazed windows to side and rear aspect, double glazed door to rear aspect leading to rear garden

Conservatory
12'27 x 9'54 (3.66m x 2.74m)

Single glazed windows to side and rear aspect, French doors leading to rear garden, laminate flooring, single radiator, power points

First Floor Landing

Carpeted, double glazed opaque window to side aspect

Master Bedroom
18'09 x 9'41 (5.72m x 2.74m)

Double glazed window to rear aspect, carpeted, single radiator, power points

Bedroom Two
11'23 x 11'08 (3.35m x 3.56m)

Double glazed window to rear aspect, carpeted, single radiator, power points

Family Bathroom
6'72 x 5'44 (1.83m x 1.52m)

Double glazed opaque window to front aspect, tiled flooring, tiled walls, spotlights, heated towel rail, low level flush W.C. pedestal style wash basin with mixer tap, panel enclosed bath with thermostatically controlled shower over bath, extractor fan

External

beautiful rear garden, ample street parking

Tenure - Freehold

Construction Type - Traditional build

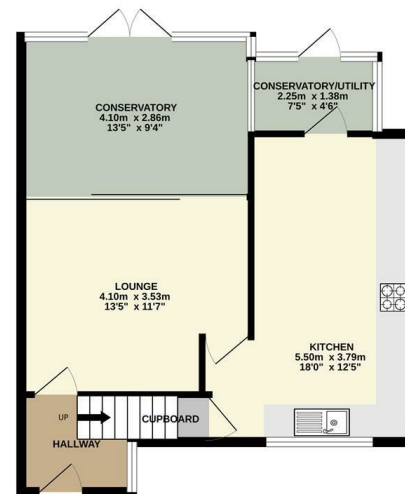
Council Tax band - C

EPC Rating - TBC

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
 50.5 sq.m. (544 sq.ft.) approx.



1ST FLOOR
 37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (951 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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