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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Spencers Croft, Harlow, CM18 6JR
Asking Price £280,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM MID-TERRACE HOUSE, WITH THE POTENTIAL FOR A DRIVEWAY (STPP) IN THE POPULAR AREA OF SPENCERS CROFT, HARLOW ****

Welcome to this charming two-bedroom mid-terrace house located in the desirable Spencers Croft area of Harlow. This property offers a wonderful opportunity for those looking to make their mark, as it is ready for you to put your own stamp on it.

As you enter, you will find a spacious layout that includes a comfortable reception room, perfect for relaxing or entertaining guests. The ground floor also features a convenient downstairs w.c. and a delightful conservatory, which provides an ideal space for enjoying the garden views or simply unwinding.

Upstairs, you will discover two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. The property boasts potential for a driveway, subject to planning permission, which could enhance your living experience further and a good sized low maintenance rear garden with rear access. Situated in a peaceful cul-de-sac, this home is conveniently close to local shops and amenities, making daily errands a breeze. Additionally, it falls within the catchment area of sought-after schools, making it an excellent choice for families. With easy access to the A414 and the M11, commuting to nearby towns and cities is straightforward.

This mid-terrace house presents a fantastic opportunity for first-time buyers or those looking to invest in a property with great potential. Don't miss your chance to view this lovely home in a prime location.

Call us today on 01279 433 033 to arrange your viewing.

Hallway

14'73 x 6'2 (4.27m x 1.88m)

Single radiator, carpeted, storage cupboard, stairs leading to first floor landing

Kitchen

11'81 x 8'54 (3.35m x 2.44m)

Double glazed window to front aspect, vinyl flooring, a range of base and wall units with roll top work surfaces, space for fridge/freezer, plumbing for washing machine, integrated electric oven, gas hob, sink with single drainer unit, power points

Lounge

14'96 x 11'33 (4.27m x 3.35m)

Double glazed windows to rear aspect, double glazed French doors to rear aspect, single radiator, carpeted, feature fire place with stone surround, wall lights, coved textured ceiling, TV aerial point, phone point, power points

Conservatory

13'6 x 7'7 (4.11m x 2.31m)

Single glazed window to rear and side aspect, wooden folding doors leading to rear garden, tiled flooring, power points

Downstairs W.C.

3'96 x 2'96 (0.91m x 0.61m)

Vinyl flooring, pedestal style wash basin, low level flush W.C.

First Floor Landing

8'33 x 5'93 (2.44m x 1.52m)

Carpeted, loft access

Bedroom One

14'93 x 10'10 (4.27m x 3.30m)

Double glazed window to front aspect, coved textured ceiling, carpeted, wardrobes, single radiator, power points

Bedroom Two

13'5 x 8'66 (4.09m x 2.44m)

Double glazed window to rear aspect, coved textured ceiling, carpeted, wardrobes, single radiator, power points, door leading to en-suite bathroom

En-Suite

8'86 x 5'82 (2.44m x 1.52m)

Double glazed opaque window to rear aspect, vinyl flooring, walk in shower cubicle with thermostatically controlled shower, wash basin with vanity under unit, low level flush W.C.

External

Potential for driveway (STPP), rear garden with rear access, ample street parking, cul-de-sac location

Tenure - Freehold

Construction Type - Brick Built

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	



TOTAL FLOOR AREA: 75.5 sq.m (812 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and are not guaranteed to match the actual measurements. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and not guaranteed to their specifications or efficiency (see the green).
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