



Ridgeways, CM17 9HH
Harlow

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Kings Group are delighted to welcome to the market this well-maintained TWO BEDROOM MID TERRACE FAMILY HOME located in Ridgeways on the ever-popular Church Langley development. Ideal for FIRST TIME BUYERS or those looking to downsize, the property offers a practical and comfortable living space in a sought-after area. The home also benefits from a driveway providing off-street parking for two vehicles.

An inviting porch leads through to the spacious family lounge, a bright and welcoming space perfect for relaxing or entertaining. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space, and features a door providing direct access to the rear garden, allowing for convenient outdoor living and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms, both providing plenty of natural light and versatile space. Completing the first floor is a family bathroom fitted with a modern three-piece suite, designed for both comfort and functionality.

The rear garden is predominantly laid to lawn with a patio area, ideal for outdoor dining and leisure.

The property is conveniently located close to local shops, schools, and amenities, and benefits from excellent transport links with easy access to the M11 and M25, providing direct connections to London, Stansted, and Cambridge.

Viewing is highly recommended to fully appreciate this ideal family home.

£328,000



- TWO BEDROOM MID TERRACE FAMILY HOME
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE
- SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL LOCATION

- DRIVEWAY ACCOMODATING TWO CARS
- NEWLY INSTALLED COMBI BOILER
- VIEWING IS HIGHLY ADVISED
- CLOSE TO THE M11/M25 PROVIDING DIRECT ACCESS TO LONDON AND SURROUNDING AREAS
- VIEWING IS HIGHLY ADVISED TO APPRECIATE THIS HOME

Property Information

Build: Standard Construction - Brick & Tile

Tenure: Freehold

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

Parking: Driveway accommodating two cars

Schools & Transport Links

Primary Schools:

Henry Moore Primary School (0.47 miles), Newhall Primary Academy (0.59 miles)

Secondary Schools:

St Nicholas School (0.92 miles), Mark Hall Academy (1.18 miles)

Transport Links:

Harlow Mill Rail Station (1.8 miles), Harlow Town Rail Station (2.58 miles)

Motorways:

M11 J7A (1.45 miles), M11 J7 (1.75 miles)

Porch 3'99 x 4'70 (0.91m x 1.22m)

Tiled flooring, spotlights.

Lounge/Diner 12'61 x 14'67 (3.66m x 4.27m)

Double glazed windows to the front aspect, coved and textured ceiling, double radiator, carpeted flooring, TV aerial point, power points.

Kitchen 12'60 x 9'68 (3.66m x 2.74m)

Double glazed window to the rear aspect, double radiator, tiled flooring, a range of wall and base units with roll top worksurfaces, gas hob and electric oven, hood extractor

fan, tiled splash backs, drainer unit, plumbing for washing machine, space for fridge freezer, textured ceiling, spotlights, power points, combi boiler.

Bedroom One 10'70 x 8'50 (3.05m x 2.44m)

Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Two 12'74 x 9'18 (3.66m x 2.74m)

Double glazed windows to the front aspect, coved ceiling, single radiator, carpeted flooring, built in over the stairs storage cupboard, power points.

Family Bathroom 5'52 x 6'39 (1.52m x 1.83m)

Textured ceiling, part tiled walls, single radiator, extractor fan, panel enclosed bath, wash basin with vanity unit underneath and separate taps, low level W.C, shaver point.

Garden

South facing, mainly laid to lawn with patio area, water tap, wooden fence panels, side access





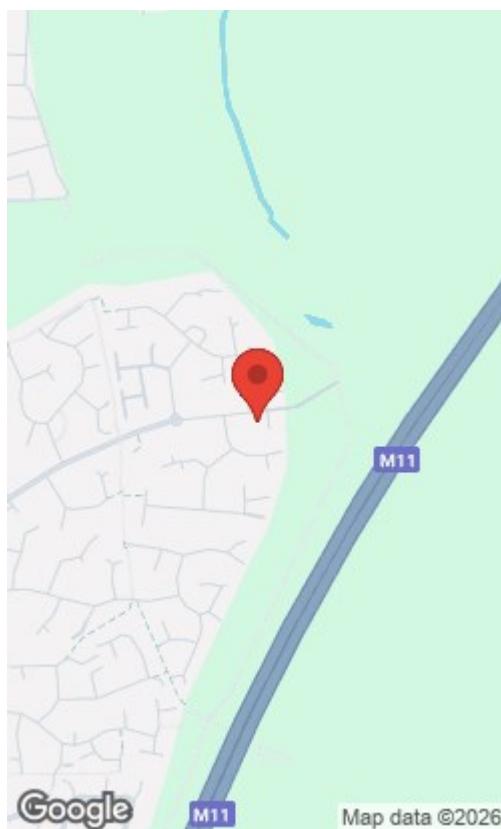
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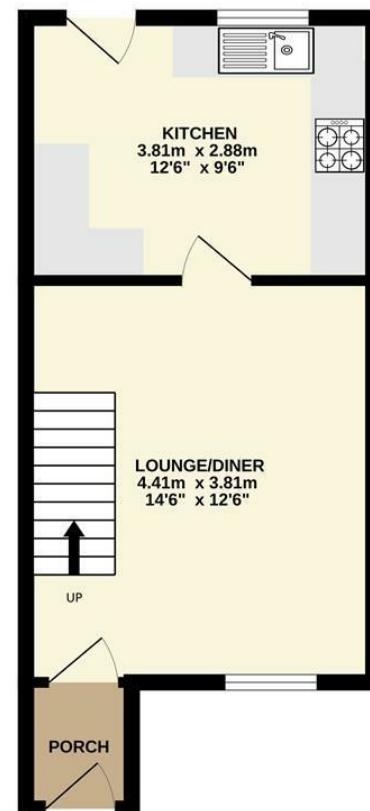


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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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