



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Maytree Crescent, Harlow, CM17 0FW
Offers In Excess Of £315,000

Kings Group are delighted to offer this TWO BEDROOM COACH HOUSE on the very popular Maytree Crescent.

This rare to the market coach house is ideal for a first time buyer or a buy to let investor, the current owner have maintained the property and it is very well presented.

The property is very close to the M11 and M25, there are a range of local shops all within walking distance of the property and it also benefits from being walking distance to Tesco superstore. The property is situated within catchment of some of the most sought after schools. Harlowbury Primary School (0.32 Miles) , St Nicholas School (0.54 Miles) and Mark hall Academy (1.56 Miles). The local bus station is Pitten House which is walking distance away (0.14 Miles). The property benefits from having one garage and allocated parking parking and a Juliet Balcony.

Kitchen/Lounge

Double glazed windows to the front and rear aspect, double radiator, laminate flooring, power point, TV aerial points, power points. range of wall and base units with flat top work surfaces, integrated cooker, electric hob with gas supply, sink drainer unit, integrated washing machine, integrated cooker.

Bedroom One

Double glazed windows to the front aspect, carpeted flooring, free standing wardrobes, power points, TV aerial point.

Bedroom Two

Double Glazed windows to the front aspect, single radiator, carpeted flooring, power points.

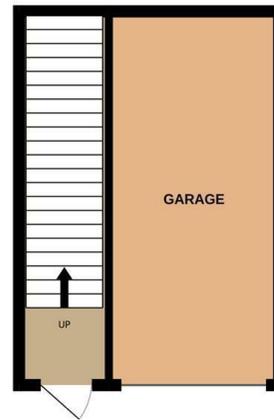
Bathroom

Panel enclosed bath with shower attachment, heated towel rail, tiled flooring, extractor fan, hand wash basin with mixer taps, low level flush W.C

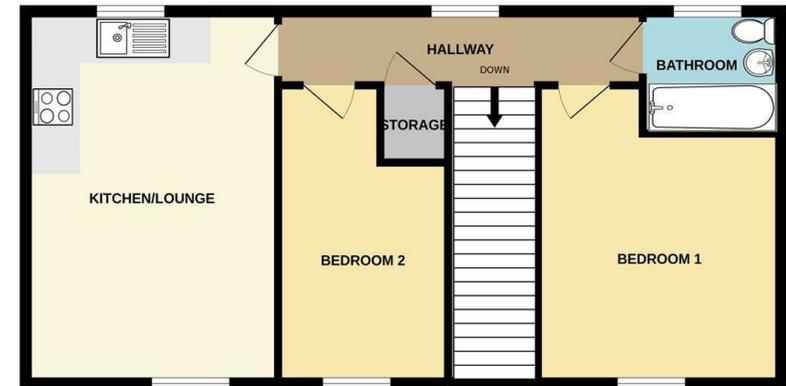
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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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