



The Dashes, CM20 3RS  
Harlow







kings  
GROUP



# The Dashes, CM20 3RS

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS THREE BEDROOM, SPLIT LEVEL MASONETTE WITH A PRIVATE GARDEN, IN THE SOUGHT AFTER TOWN CENTER LOCATION OF THE DASHES, HARLOW \*\***

Nestled in the desirable area of The Dashes, Harlow, this charming three-bedroom split-level maisonette offers a perfect blend of comfort and convenience. With a spacious reception room that welcomes you into the home, this property is ideal for both relaxation and entertaining. The well-appointed kitchen includes a separate utility room, providing ample space for all your household needs.

The maisonette boasts three generously sized bedrooms, making it perfect for families or those seeking extra space for guests or a home office. The bathroom is well-maintained with a separate W.C.

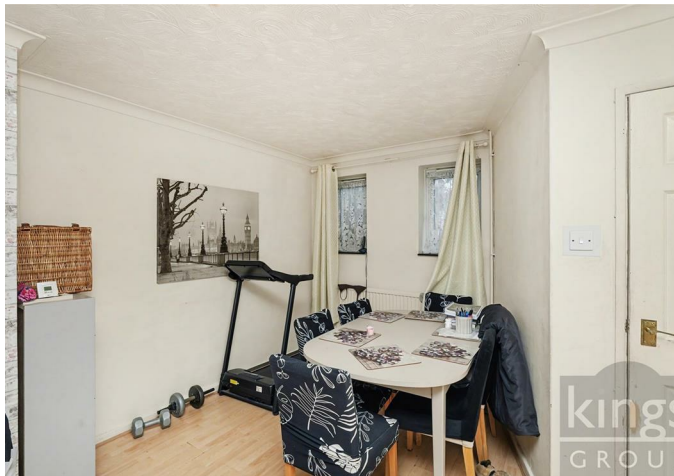
One of the standout features of this property is the private rear garden, a delightful outdoor space where you can unwind or enjoy al fresco dining. Additionally, the large car parking area provides convenient off-street parking, a valuable asset in this sought-after location. Situated close to Harlow town train station and the bustling town centre, this maisonette offers easy access to local amenities, shops, and transport links, making it an excellent choice for commuters and families alike.

The property is leasehold with 88 years remaining, and the annual service charge and ground rent are approximately £1200, ensuring that the communal areas are well-maintained.

In summary, this spacious maisonette in a prime location is a fantastic opportunity for those looking to settle in Harlow. With its blend of space, convenience, and outdoor living, it is not to be missed.

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

## Offers In The Region Of £250,000





- **THREE BEDROOM SPLIT LEVEL MASONETTE**
- **SPACIOUS LOUNGE/DINER**
- **SEPERATE BATHROOM AND TOILET ON THE FIRST FLOOR**
- **SOUGHT AFTER CM20 LOCATION**
- **LEASE REMAINING - 88 YEARS**

### Entrance Hallway

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

### Lounge/Diner 22'67 x 11'90 (6.71m x 3.35m)

Double glazed windows to front and rear aspect, laminate flooring, coved and textured ceiling, power points, TV aerial point phone point

### Kitchen 10'98 x 8'75 (3.05m x 2.44m)

Double glazed window to rear aspect, textured ceiling, tiled splash backs, plumbed for washing machine/dishwasher, sink and drainer unit, space for fridge/freezer, electric oven/hob, extractor hood, laminate flooring, power points

### Utility Room 7'96 x 6'02 (2.13m x 1.88m)

Plumbing for washing machine, power points, front door, tiled flooring

### First Floor Landing

Carpeted, storage cupboard

### Master bedroom 12'0" x 10'1" (3.66m x 3.07m)

Double glazed window to front aspect, coved and textured ceiling, single radiator, TV point, power points, laminate flooring

### Bedroom Two 14'9" x 7'11 (4.50m x 2.41m)

Double glazed window to rear aspect, coved ceiling, single radiator, power points, laminate flooring

### Bedroom Three 6'9" x 10'1 (2.06m x 3.07m)

Double glazed window to rear aspect, coved ceiling, single radiator, power point

### Family Bathroom 5'5" x 5'0 (1.65m x 1.52m)

Double glazed opaque window to rear aspect, single

- **PRIVATE REAR GARDEN**
- **UTILITY ROOM**
- **LARGE CAR PARKING AREA**
- **CLOSE TO HARLOW TOWN CENTRE AND TRAIN STATION**
- **SERVICE CHARGE AND GROUND RENT - £1000 - £1500 PA**

radiator, panel enclosed bath with mixer tap and shower attachment, pedestal style wash hand basin, fully tiled walls, low level flush W.C. tiled flooring

### Separate W.C. 2'7" x 5'0 (0.79m x 1.52m)

Double glazed opaque window to rear aspect, low level flush W.C. tiled splash backs, tiled flooring

### External

Private rear garden, large car parking area (unallocated)

Tenure - Leasehold

Construction Type - Brick Built

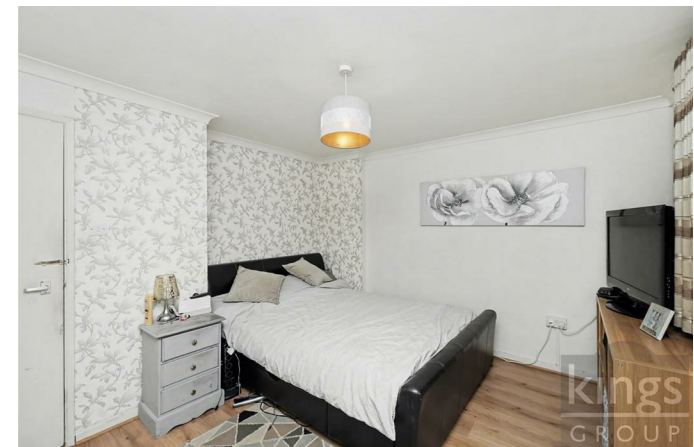
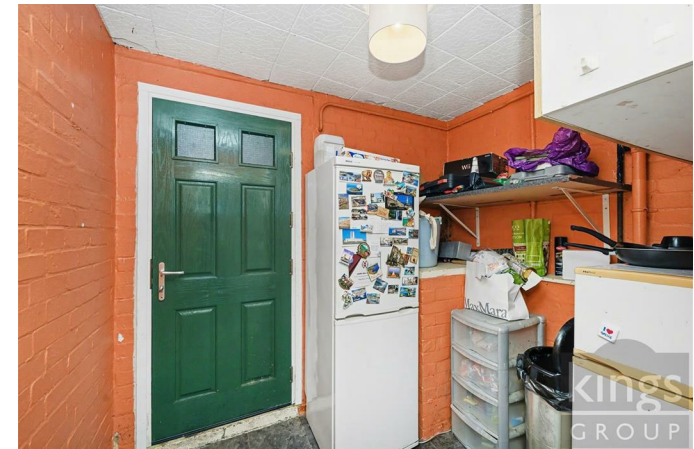
Lease Remaining - 88 Years

Service Charge - TBC

Ground Rent - £10 PA

Council Tax Band - C

EPC Rating - TBC







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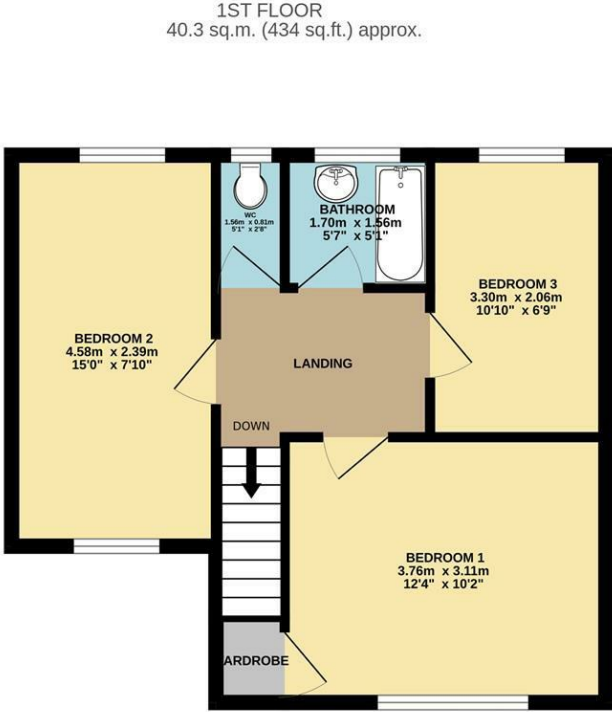
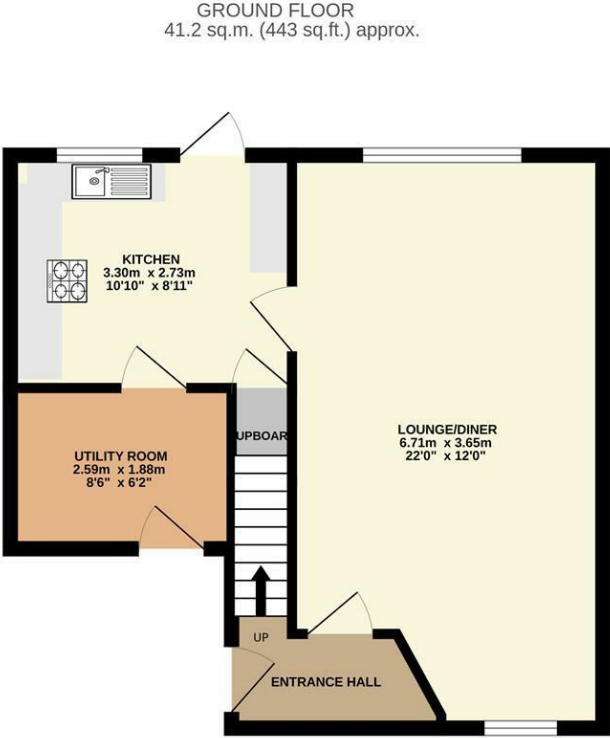
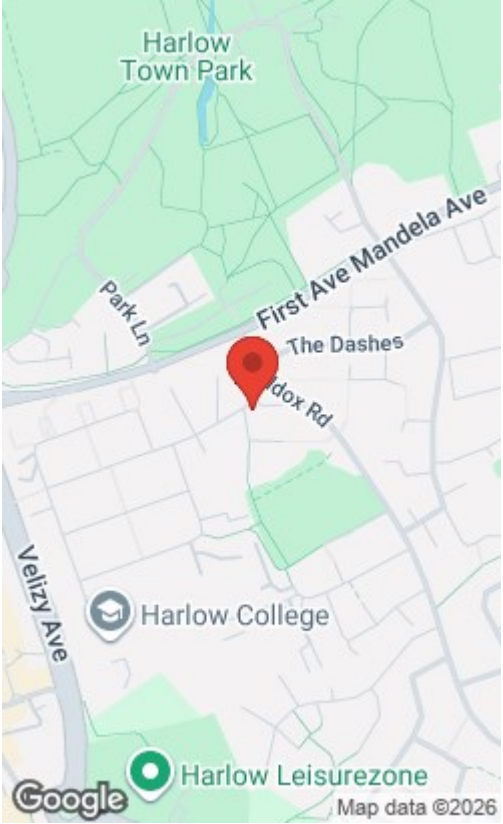








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 81.5 sq.m. (877 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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