



Sibneys Green, CM18 7HP
Harlow





Kings
GROUP

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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, TWO BEDROOM, END OF TERRACE HOUSE FOR SALE IN THE SOUGHT AFTER QUIET CUL-DE-SAC LOCATION OF SIBNEYS GREEN, HARLOW **

Nestled in the tranquil cul-de-sac of Sibneys Green, Harlow, this charming two-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and those seeking a peaceful retreat. The property is offered chain-free, allowing for a smooth transition into your new home.

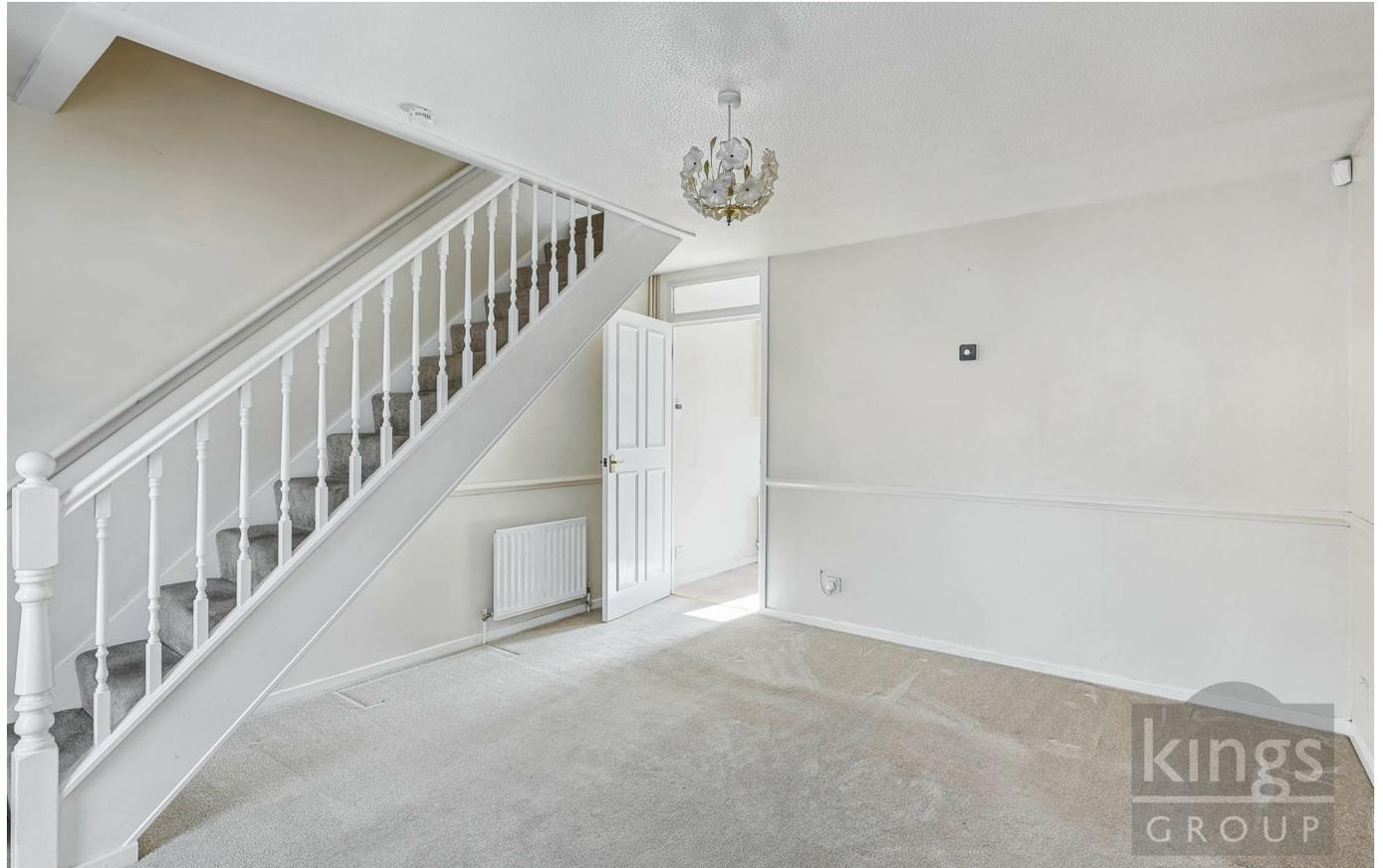
Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining. The two well-proportioned bedrooms offer ample natural light and comfort, making them ideal for restful nights. The shower room is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the overlooked rear garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. With side access, it is easy to maintain and enjoy this lovely garden. Additionally, the property boasts a garage and parking for two cars, ensuring that you have ample space for vehicles and storage.

Situated close to local shops and amenities, this home is also within the catchment area of sought-after schools, making it an ideal choice for families. The combination of a quiet location and convenient access to essential services makes this property a rare find. In summary, this delightful end of terrace house in Sibneys Green offers a perfect blend of comfort, convenience, and privacy. It is a wonderful opportunity to create lasting memories in a lovely community.

To avoid disappointment call us today to arrange your viewing on 01279433033.

Offers In The Region Of £325,000



- **TWO BEDROOM END OF TERRACE HOUSE**
- **KITCHEN/DINER**
- **GARAGE**
- **SIDE ACCESS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

- **CHAIN FREE**
- **PERFECT FOR FIRST TIME BUYERS**
- **PARKING FOR TWO CARS**
- **GOOD SIZED REAR GARDEN**
- **EASY ACCESS TO A414 & M11**

Lounge 14'26 x 12'70 (4.27m x 3.66m)

Double glazed window to front aspect, carpeted, textured ceiling, door leading to kitchen, stairs leading to first floor landing, power points, phone point, TV aerial point, double radiator

Kitchen/Diner 12'65 x 8'57 (3.66m x 2.44m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, tiled flooring, a range of base and wall units with roll top work surfaces, integrated electric oven and electric hob, extractor fan, space for fridge/freezer, plumbing for washing machine, textured ceiling, combi boiler, power points, double radiator

First Floor Landing

Carpeted, loft access

Master Bedroom 11'65 x 9'69 (3.35m x 2.74m)

Double glazed window to front aspect, carpeted, textured ceiling, fitted wardrobes, built in storage cupboard, power points, double radiator

Family Shower Room 11'43 x 4'53 (3.35m x 1.22m)

Double glazed opaque window to rear aspect, textured ceiling, single radiator, laminate flooring, walk in shower cubicle with thermostatically controlled shower, pedestal style wash basin with mixer tap, low level flush W.C. storage cupboard

Bedroom Two 8'42 x 7'71 (2.44m x 2.13m)

Double glazed window to front aspect, textured ceiling, carpeted, double radiator, power points

External

Rear garden with side access, garage, parking for two cars in front of the garage

Construction Type - Brick Built

Tenure - Freehold

Council Tax Band - C

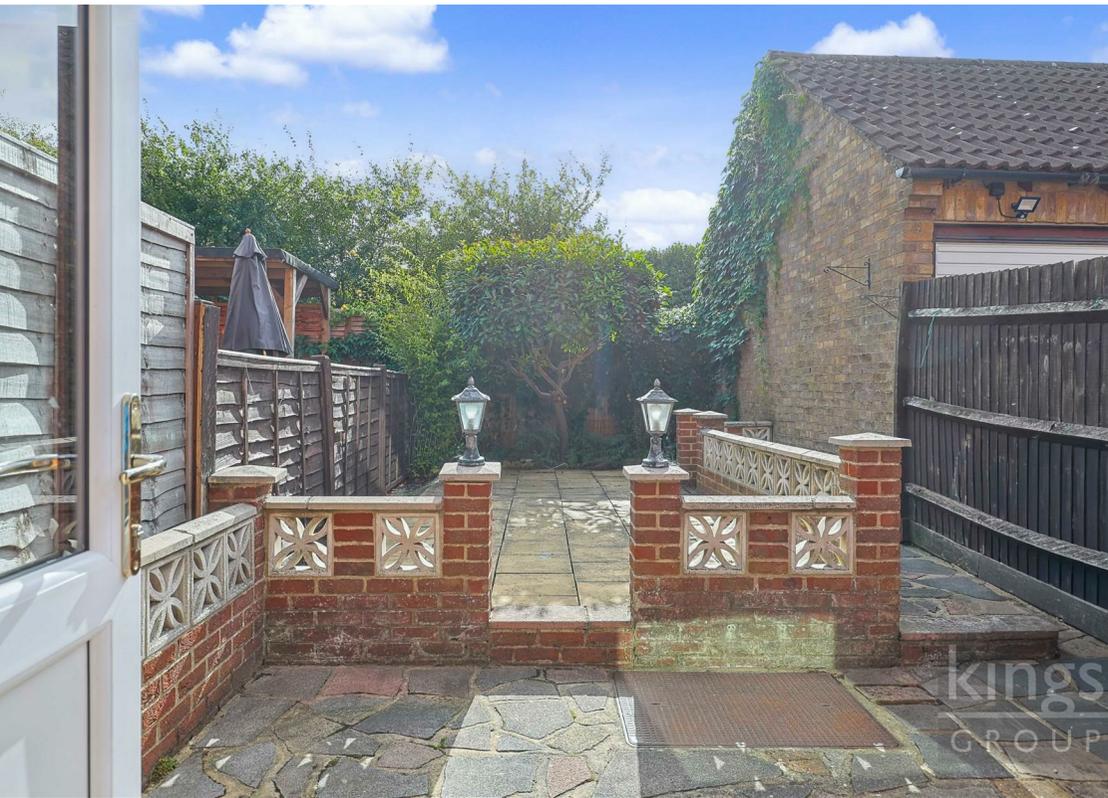
EPC Rating - TBC





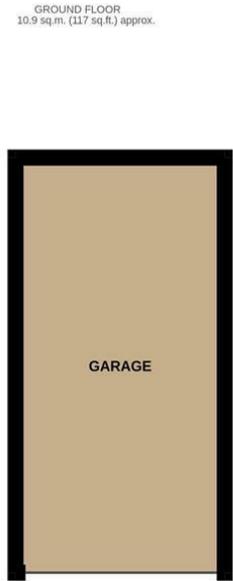
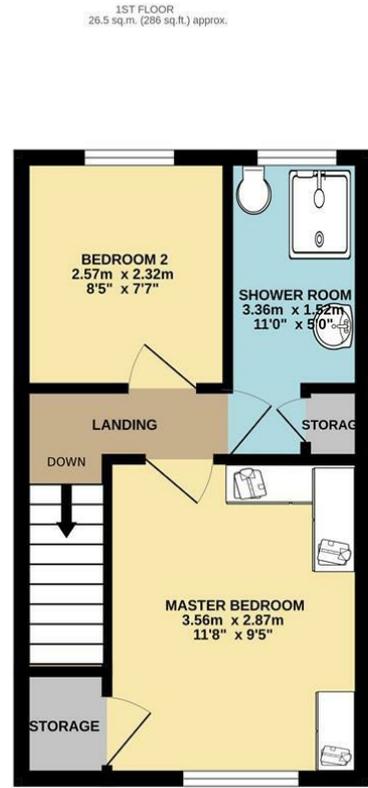
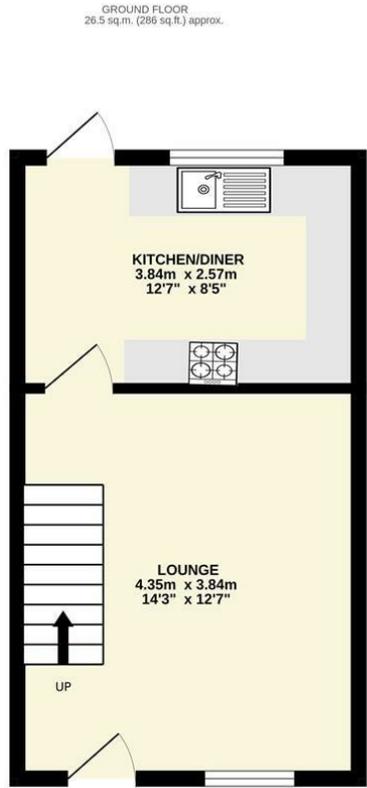


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

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 : 63.9 sq.m. (688 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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