



Glebelands, CM20 2PB  
Harlow





# Glebelands, CM20 2PB

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM MID-TERRACE HOUSE FOR SALE, WITH HUGE POTENTIAL IN A SOUGHT AFTER CUL-DE-SAC AREA OF GLEBELANDS, HARLOW, CM20 \*\***

Welcome to this charming two-bedroom mid-terrace house located in the desirable area of Glebelands, Harlow. This property boasts a spacious layout, making it an ideal home for families or professionals seeking comfort and convenience.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two generous double bedrooms, each equipped with fitted wardrobes and high ceilings, providing ample storage and a sense of openness.

One of the standout features of this property is the office/utility space at the front, which adds versatility and practicality to your living arrangements. The bathroom is well-appointed, ensuring that all your needs are met.

The rear garden is a true gem, being unoverlooked and offering a peaceful retreat from the hustle and bustle of daily life. With rear access, it provides an excellent opportunity for outdoor enjoyment and potential for further development. Additionally, there is street parking available both at the front and rear of the property, with the possibility of creating a driveway (STPP).

Situated in the CM20 location, this home is conveniently close to the town centre and the train station, making it an excellent choice for commuters. With its spacious interiors and significant development potential, this property is not to be missed. Whether you are looking to make it your own or invest in a promising opportunity, this house offers a wonderful blend of comfort and potential.

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

## Offers In Excess Of £300,000



- TWO BEDROOM MID-TERRACE HOUSE
- SPACIOUS THROUGHOUT
- UTILITY ROOM/OFFICE TO FRONT OF PROPERTY
- STREET PARKING TO FRONT AND REAR
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Porch 8'16 x 3'33 (2.44m x 0.91m )**

Laminate flooring, door leading to utility/office room, door leading to main entrance hallway

**Utility/Office 7'55 x 7'20 (2.13m x 2.13m)**

Single glazed window to front aspect, power points, plumbing for washing machine

**Entrance Hallway 4'92 x 9'11 (1.22m x 3.02m)**

Carpeted, three storage cupboards, stairs leading to first floor landing

**Kitchen 8'24 x 8'01 (2.44m x 2.46m)**

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

**Lounge/Diner 22'05 x 11'27 (6.83m x 3.35m)**

Double glazed patio doors to rear aspect, double glazed door to rear aspect leading to lean to, double radiator, carpeted, gas fire place with tile surround and wooden over mantle, phone point, TV aerial point, power points

**Lean To 18'91 x 6'21 (5.49m x 1.83m)**

Double glazed patio doors to rear aspect leading to rear garden, wooden flooring, power points

**First Floor Landing 15'84 x 5'94 (4.57m x 1.52m)**

Double glazed window to front aspect, carpeted, airing cupboard

**Bedroom One 11'43 x 11'11 (3.35m x 3.63m )**

Double glazed window to rear aspect, coved textured ceiling, carpeted, fitted wardrobes, power points, double radiator

- HUGE POTENTIAL
- AMPLE STORAGE
- POTENTIAL FOR DRIVEWAY (STPP)
- UNOVERLOOKED REAR GARDEN WITH REAR ACCESS
- SOUGHT AFTER CM20 LOCATION

**Bedroom Two 11'41 x 8'90 (3.35m x 2.44m)**

Double glazed window to rear aspect, coved textured ceiling, carpeted, fitted wardrobes, power points, double radiator

**Family Bathroom 6'05 x 5'85 (1.96m x 1.52m)**

Double glazed opaque window to front aspect, vinyl flooring, panel enclosed bath, sink with vanity under unit, double radiator

**Seperate W.C. 4'92 x 2'94 (1.22m x 0.61m)**

Double glazed opaque window to front aspect, vinyl flooring, low level flush W.C. double radiator

**External**

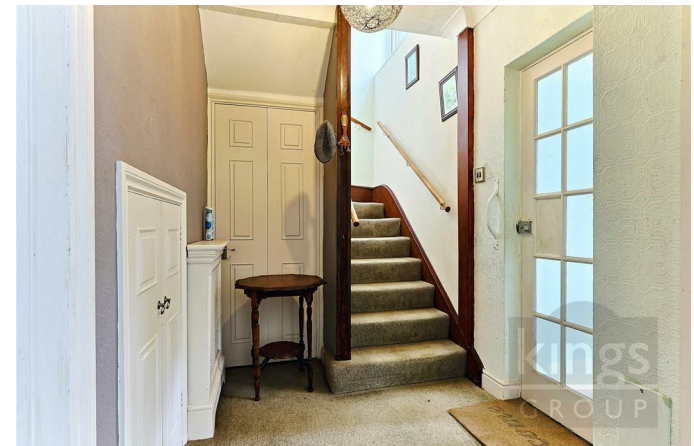
Rear garden with rear access, street parking to front and rear, potential for driveway (STPP)

Construction Type - Traditional Build

Council Tax Band - C

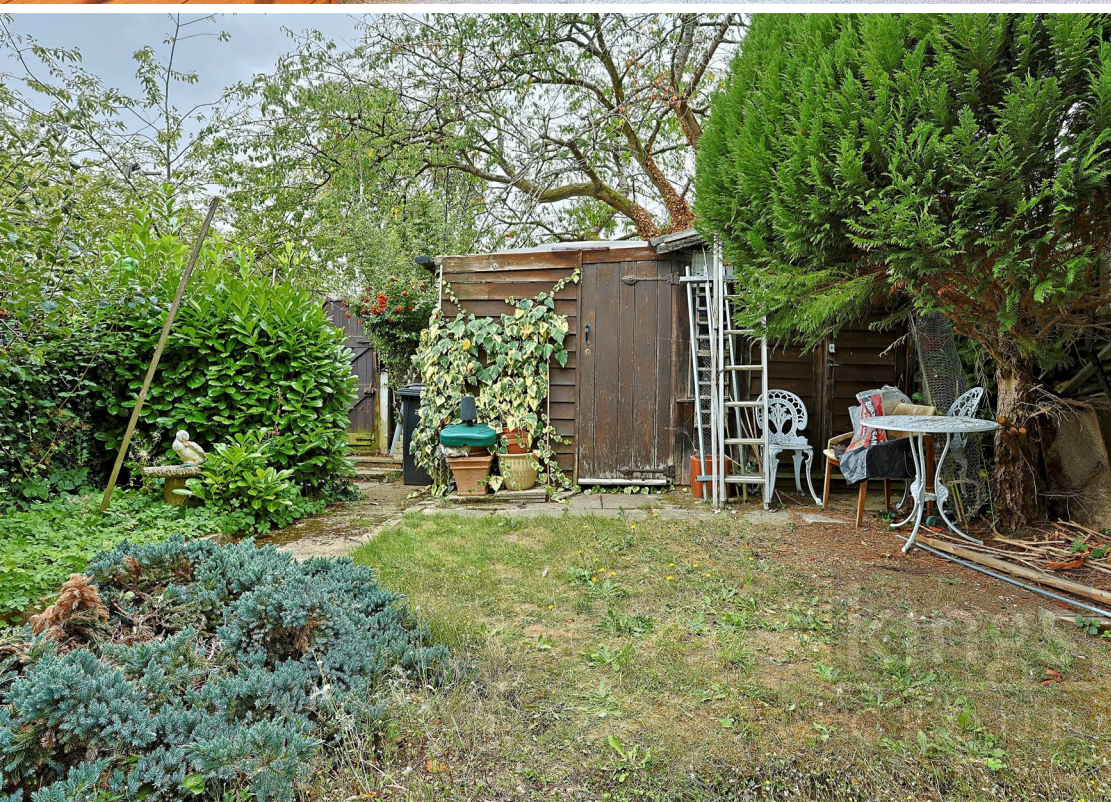
Freehold

EPC Rating - TBC





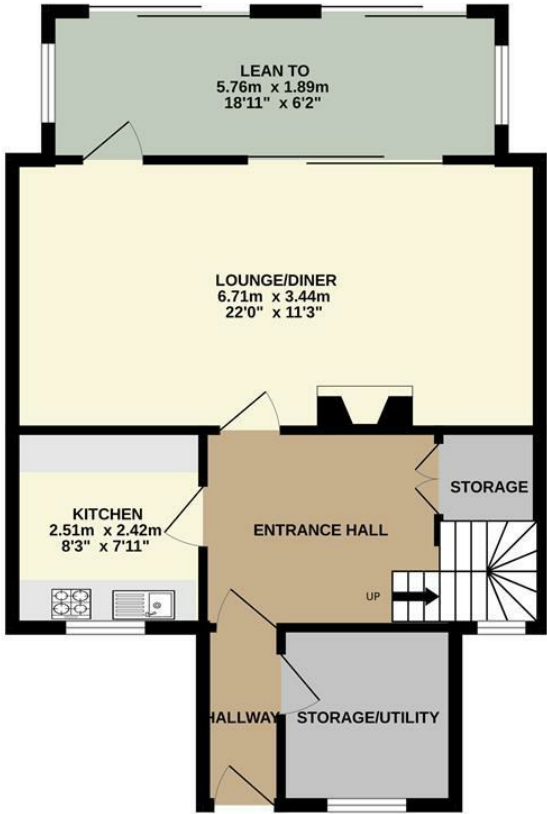




| Energy Efficiency Rating                    | Current                 | Potential               |
|---------------------------------------------|-------------------------|-------------------------|
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (21-38) <b>F</b>                            |                         |                         |
| (1-40) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



GROUND FLOOR  
57.4 sq.m. (618 sq.ft.) approx.



1ST FLOOR  
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 97.3 sq.m. (1047 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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