



Sharpecroft, CM19 4AB
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, SPACIOUS, THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN THE HIGHLY SOUGHT AFTER TOWN CENTRE LOCATION, IN SHARPECROFT, HARLOW ****

This highly sought-after property, ideally located in the heart of Harlow's vibrant town centre and just a short walk from the Princess Alexandra Hospital, presents a rare opportunity to secure a spacious and immaculate home in a prime position. Beautifully maintained and finished to an excellent standard throughout, the property offers bright and generously sized living areas, a contemporary kitchen with modern fittings, and a pristine first floor bathroom designed for both style and functionality. The home's versatile layout provides an ideal balance of comfort and practicality, perfect for families, professionals, or investors alike. Outside, the property benefits from a private driveway, offering convenient off-street parking – a valuable feature so close to the town centre. With shops, transport links, schools, and local amenities all on the doorstep, this property combines modern living with unbeatable accessibility, making it an exceptional find in Harlow.

The accommodation comprises of a spacious entrance hallway, large lounge, conservatory/dining room, and a modern fitted kitchen. The first floor comprises of a modern family shower room and three good sized bedrooms. Externally the property further benefits from a beautiful rear garden, large driveway for 2/3 cars and solar panels to front and rear.

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

Offers In The Region Of £400,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **BEAUTIFUL REAR GARDEN**
- **SOLAR PANELS TO FRONT AND REAR**

- **TOWN CENTRE LOCATION**

Entrance Hallway 8'10 x 8'13 (2.69m x 2.44m)

Double glazed opaque window to front aspect, tiled flooring, stairs leading to first floor landing, power points, alarm panel

Lounge 23'57 x 10'47 (7.01m x 3.05m)

Double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading to conservatory, laminate flooring, double radiator, gas fireplace with stone surround, phone point, TV aerial point, power points

Conservatory/Dining area 10'62 x 8'65 (3.05m x 2.44m)

Double glazed windows to side and rear aspect, double glazed French doors to side aspect leading to rear garden, laminate flooring, power points

Kitchen 11'94 x 7'96 (3.35m x 2.13m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, a range of base and wall units with flat top work surfaces, tiled flooring, tiled splash backs, integrated electric oven, integrated induction hob, chimney style extractor fan, plumbing for washing machine, space for fridge/freezer, sink with mixer tap and single drainer unit, power points

First Floor Landing 9'46 x 5'81 (2.74m x 1.52m)

Carpeted, loft access, storage cupboard

Family Shower Room 7'89 x 5'93 (2.13m x 1.52m)

Double glazed opaque windows to rear aspect, tiled flooring, tiled walls, heated towel rail, extractor fan, walk in double thermostatically controlled shower with rainfall shower head, wash basin with mixer tap and vanity under unit, low level flush W.C. spotlights

Master Bedroom 12'17 x 12'85 (3.66m x 3.66m)

Double glazed window to rear aspect, double radiator, carpeted, power points

- **LARGE DRIVEWAY**
- **INSULATED CONSERVATORY**
- **MODERN FITTED KITCHEN**
- **WALKING DISTANCE OF THE PRINCESS ALEXANDRA HOSPITAL**
- **CLOSE TO HARLOW TOWN TRAIN STATION**

Bedroom Two 11'46 x 8'54 (3.35m x 2.44m)

Double glazed window to front aspect, carpeted, power points, double radiator, fitted wardrobes

Bedroom Three 8'41 x 8'15 (2.44m x 2.44m)

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

External

Driveway for 2/3 cars, rear garden with rear access, solar panels to front and rear

Construction Type - Traditional build/Rendered blockwork Freehold

Council Tax Band - C

EPC Rating - TBC





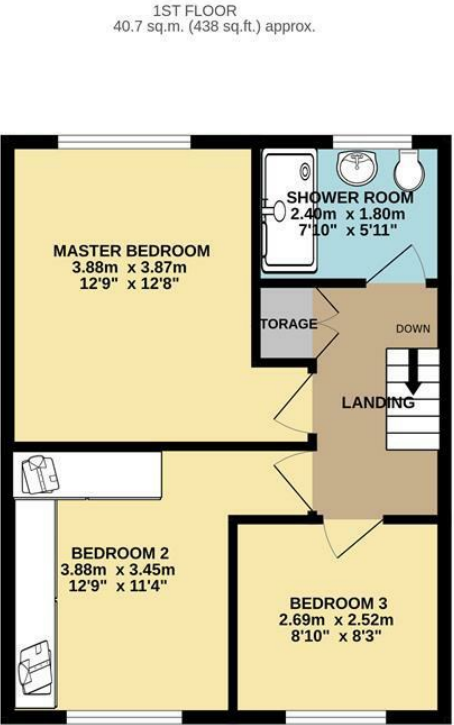
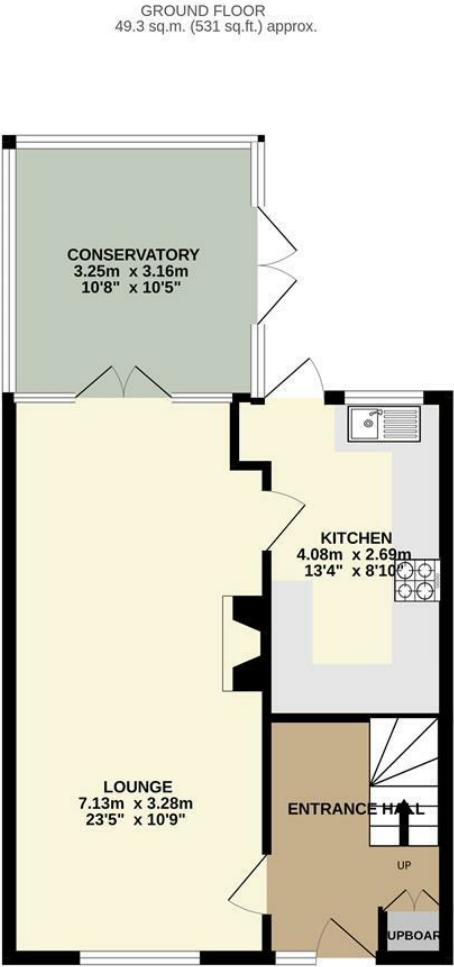
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (29-38) F | | | (29-38) F | | |
| (1-28) G | | | (1-28) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



TOTAL FLOOR AREA : 90.1 sq.m. (969 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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