



P Resident permit holder's only

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The Hides, CM20 3QL
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS TWO BEDROOM MID-TERRACED HOUSE FOR SALE, IN THE POPULAR LOCATION OF THE HIDES, HARLOW, CM20 ****

Nestled in the desirable area of The Hides, Harlow, this charming two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers and investors alike. The property is spacious and well-presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The ground floor features a comfortable reception room, perfect for relaxing or entertaining guests. The fitted kitchen is both practical and stylish, providing ample space for culinary pursuits. The modern shower room adds a touch of contemporary elegance, catering to the needs of a busy household. One of the standout features of this home is the good-sized rear garden, offering a private outdoor space for gardening, leisure, or family gatherings. It is an ideal setting for enjoying the fresh air and sunshine. Conveniently located, this property boasts easy access to Harlow Town Centre, where you will find a variety of shops, restaurants, and amenities. Harlow Train Station is also within reach, making commuting to London and surrounding areas a breeze. Additionally, the Princess Alexandra Hospital is nearby, adding to the appeal for healthcare professionals or those seeking proximity to medical facilities. Families will appreciate being within the catchment area of sought-after schools, ensuring quality education options for children. This home truly represents a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in Harlow.

To avoid disappointment call us today on 01279 433 033 to arrange your viewing.

Offers In Excess Of £290,000



- TWO BEDROOM MID-TERRACED HOUSE
- WELL PRESENTED THROUGHOUT
- EASY ACCESS TO HARLOW TOWN TRAIN STATION
- CLOSE TO THE PRINCESS ALEXANDRA HOSPITAL
- EPC RATING - D

Entrance Hallway

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

Lounge 18'10 x 11'7 (5.74m x 3.53m)

Double glazed windows and French doors to rear aspect leading to rear garden, laminate flooring, understairs storage cupboard, double radiator, phone point, TV aerial point, power points

Dining Room 17'8 x 6'8 (5.38m x 2.03m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to utility room, double radiator, opening leading to kitchen, power points

Utility Room 10'4 x 4'2 (3.15m x 1.27m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, a range of base units, plumbing for washing machine, power points, laminate flooring

Kitchen 7'0 x 7'0 (2.13m x 2.13m)

Vinyl flooring, Double glazed window to front aspect, a range of base and wall units with roll top granite effect work surfaces, tiled walls, space for cooker, space for fridge/freezer, power points, sink with single drainer unit

First Floor Landing

Double glazed window to front aspect, laminate flooring, loft access

Master Bedroom 13'6 x 11'10 (4.11m x 3.61m)

Double glazed window to rear aspect, double radiator, laminate flooring, power points

- SPACIOUS LOUNGE/DINER
- TOWN CENTRE LOCATION
- GOOD SIZED REAR GARDEN
- IDEAL FIRST TIME BUYER/INVESTMENT PURCHASE
- COUNCIL TAX BAND - C

Bedroom Two 13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to rear aspect, double radiator, laminate flooring, power points

Family Shower Room

Double glazed opaque window to front aspect, walk in shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C. vinyl flooring, heated towel rail

External

Rear garden, street parking (permit required)

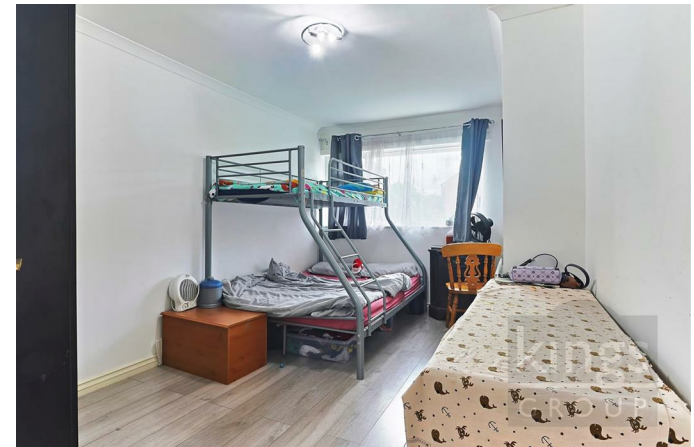
Freehold

Construction type - Traditional

EPC Rating - D

Council Tax Band - C

Parking - Street Parking (Permits Required)

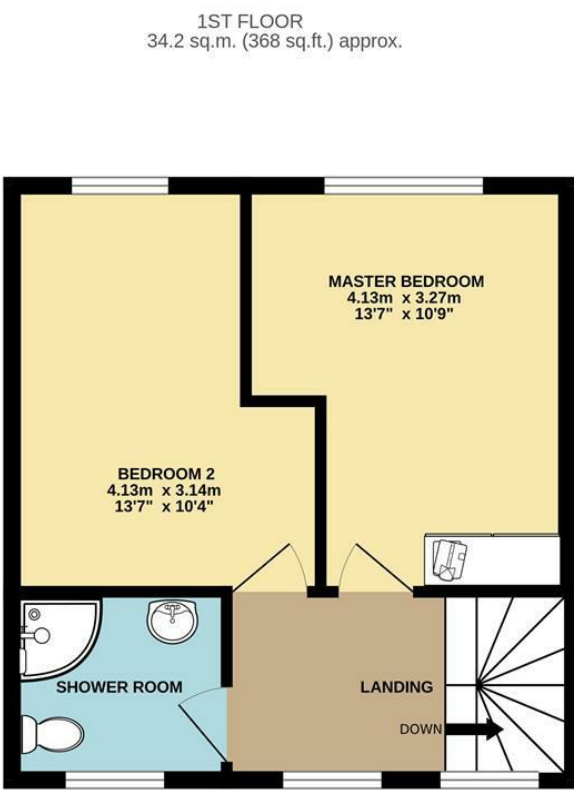
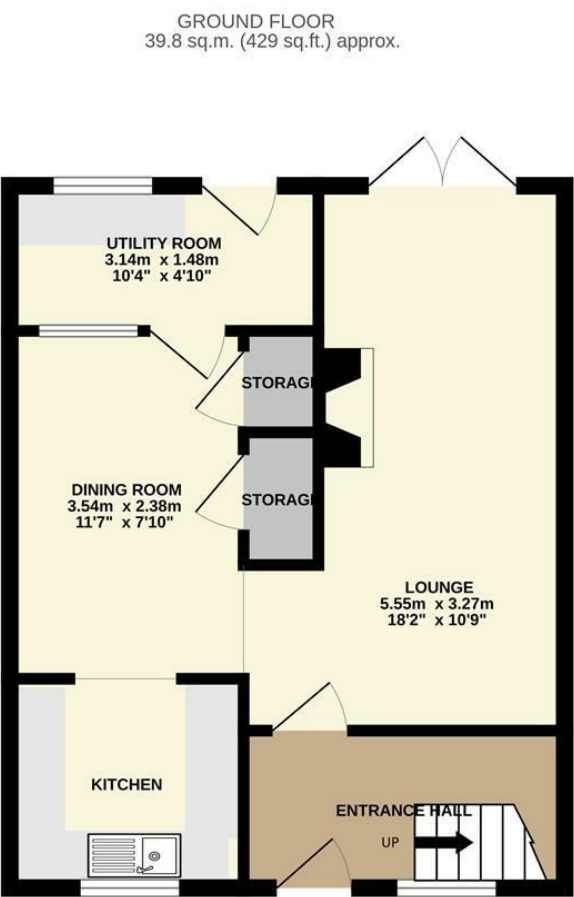
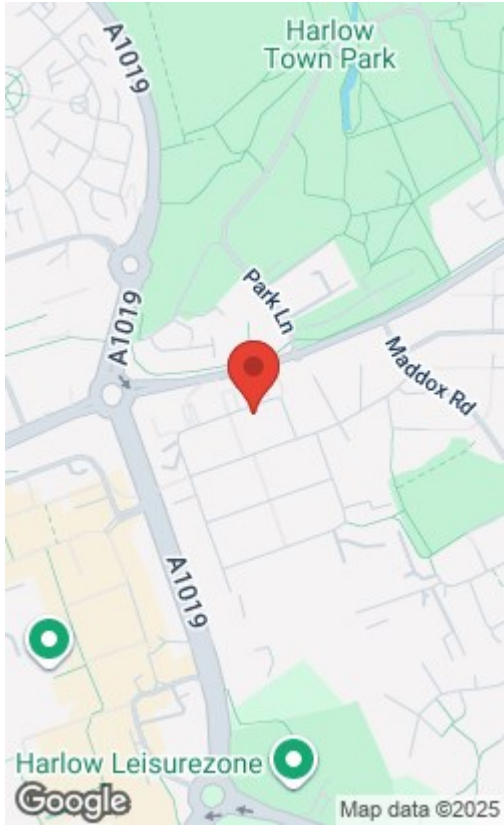








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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 : 74.0 sq.m. (797 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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