



Abbotsweld, CM18 6TE
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, TWO BEDROOM MID-TERRACED HOUSE FOR SALE, IN THE SOUGHT AFTER LOCATION OF ABBOTSWELD, HARLOW **

Nestled in the charming area of Abbotsweld, Harlow, this immaculately presented two-bedroom mid-terrace house offers a delightful blend of comfort and modern living. As you step inside, you will be greeted by a spacious reception room that provides ample space for relaxation and entertaining. The property boasts two generously sized double bedrooms, ensuring plenty of room for rest and personal space.

The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, perfect for preparing meals and enjoying family gatherings. Adjacent to the kitchen, the conservatory invites natural light, creating a warm and inviting atmosphere that can be enjoyed year-round.

The family bathroom is modern and well-appointed, catering to all your needs. Outside, the property features beautiful front and rear gardens, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is ample street parking available, with the potential for a driveway subject to planning permission.

Conveniently located, this home is close to local schools, shops, and transport links, making it an excellent choice for families and commuters alike. This property is a true gem, offering a wonderful opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss the chance to make this lovely house your new home.

Call us today on 01279433033 to arrange your viewing.

Offers In The Region Of £340,000



- TWO BEDROOM MID-TERRACE HOUSE
- BEAUTIFUL FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- EASY ACCESS TO A414 & M11

Entrance Hallway 3'41 x 8'63 (0.91m x 2.44m)

Double glazed windows to front aspect, carpeted, doors leading to lounge/diner and kitchen, stairs leading to first floor landing

Kitchen 18'50 x 8'01 (5.49m x 2.46m)

Double glazed windows to front and rear aspect, double radiator, tiled flooring, a range of base and wall units with roll top granite effect work surfaces, integrated cooker with gas hob, space for fridge/freezer, space for dishwasher, plumbing for washing machine, Double glazed door leading to rear garden, breakfast bar, door leading to lounge/diner, power points

Lounge/Diner 18'50 x 12'42 (5.49m x 3.66m)

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to conservatory, laminate flooring, feature fireplace, TV aerial point, phone point, power points, double radiator

Conservatory 9'11 x 9'70 (3.02m x 2.74m)

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

First Floor Landing 2'75 x 5'89 (0.61m x 1.52m)

Carpeted, loft hatch, doors leading to bedrooms and family bathroom

Master Bedroom 17'76 x 9'56 (5.18m x 2.74m)

Double glazed windows to front and rear aspect, carpeted, double radiator, power points

Bedroom Two 11'80 x 11'37 (3.35m x 3.35m)

Double glazed window to rear aspect, shower cubicle with thermostatically controlled shower, double radiator, carpeted, power points

- IMMACULATELY PRESENTED THROUGHOUT
- POTENTIAL FOR DRIVEWAY (STPP)
- MODERN FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- COUNCIL TAX BAND - C

Family Bathroom 8'16 x 6'27 (2.44m x 1.83m)

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap, low level W.C.

External

Front and rear gardens, ample street parking, potential for driveway (STPP)

Construction Type - Brick Built
EPC Rating - TBC
Council Tax Band - C





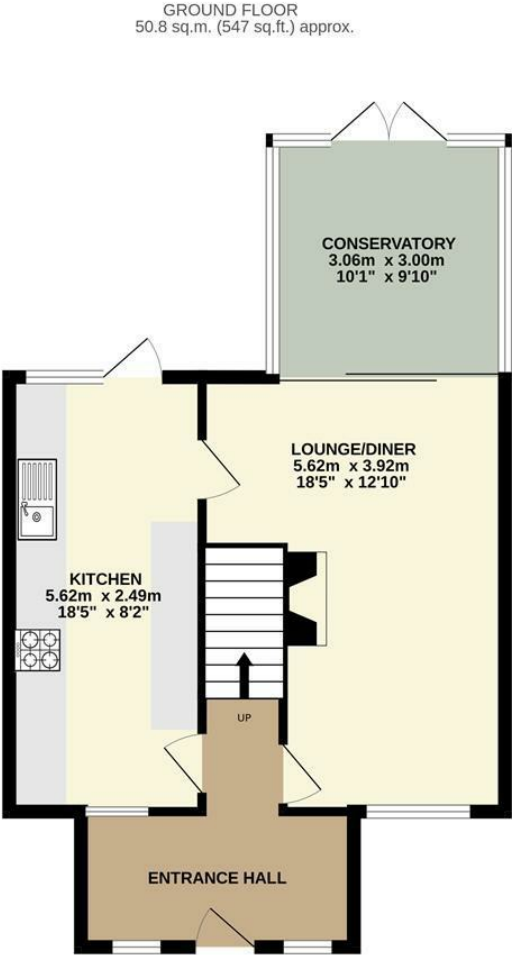
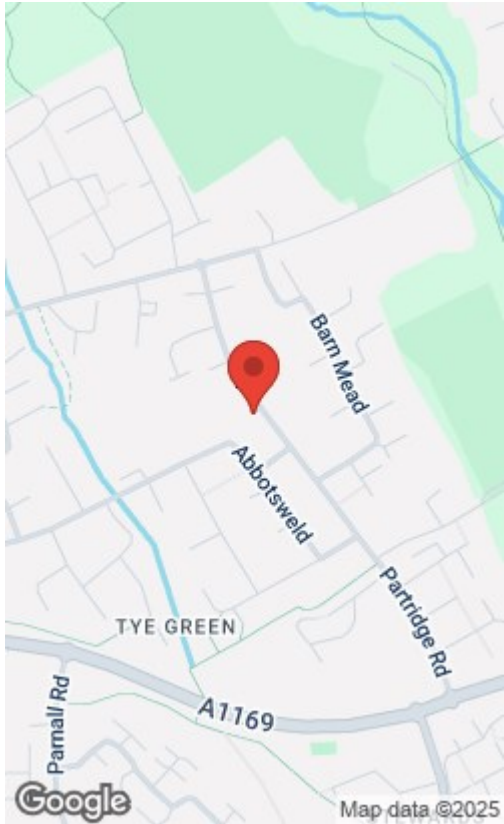
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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 : 86.0 sq.m. (926 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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