



Bowhill Way, CM20 1FJ
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, THREE DOUBLE BEDROOM MID-TERRACE HOUSE FOR SALE, IN THE HIGHLY SOUGHT AFTER TOWN CENTRE DEVELOPMENT OF BOWHILL WAY, HARLOW ****

Nestled in the desirable Bowhill Way, Harlow, this charming three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts spacious rooms, ensuring ample living space for families or professionals alike. Each of the three bedrooms is a generous double, with the master bedroom featuring the added luxury of an en-suite shower room, providing a private retreat.

The house is well presented throughout, showcasing a clean and contemporary finish that is sure to appeal to modern tastes. The two bathrooms, including the en-suite, are thoughtfully designed, catering to the needs of a busy household. Outside, the property benefits from a rear garden with convenient rear access, ideal for enjoying the outdoors or entertaining guests. Additionally, there are two allocated parking spaces, one of which is located in a carport, offering both security and ease of access. Location is key, and this home is within walking distance of Harlow Town Centre, Harlow Town Train Station, and the Princess Alexandra Hospital. Furthermore, it provides easy access to the A414 and M11, making commuting a breeze. This property is an excellent opportunity for those seeking a well-appointed home in a vibrant area, combining modern living with accessibility to local amenities and transport links. Don't miss the chance to make this delightful house your new home.

Call us today on 01279433033 to arrange your viewing.

Asking Price £400,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **EN-SUITE TO MASTER BEDROOM**
- **FITTED KITCHEN**

- **REAR GARDEN WITH REAR ACCESS**
- **HIGHLY SOUGHT AFTER TOWN CENTRE LOCATION**

Entrance Hallway 13'53 x 6'73 (3.96m x 1.83m)

Laminate flooring, double radiator, stairs leading to first floor landing, power points

Kitchen 12'77 x 6'27 (3.66m x 1.83m)

Double glazed window to front aspect, vinyl flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, integrated fridge/freezer, integrated washing machine, integrated electric oven with gas hob, spotlights, power points

Downstairs W.C. 6'05 x 2'79 (1.96m x 0.61m)

Double glazed window to front aspect, vinyl flooring, low level flush W.C. hand wash basin with mixer tap, double radiator

Lounge 17'11 x 13'35 (5.46m x 3.96m)

Double glazed window to rear aspect, wooden flooring, double radiator, TV aerial point, phone point, power points

First Floor Landing

Carpeted, Stairs leading to second floor landing

Bedroom Two 13'32 x 11'62 (3.96m x 3.35m)

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

Bedroom Three 11'28 x 10'93 (3.35m x 3.05m)

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

Family Bathroom 6'38 x 6'17 (1.83m x 1.83m)

Vinyl flooring, single radiator, tiled splash backs, pedestal style wash basin with mixer tap, panel enclosed bath with thermostatically controlled shower over bath, spotlights, extractor fan

- **THREE DOUBLE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **LOUNGE/DINER WITH FRENCH DOORS LEADING TO REAR GARDEN**
- **CAR PORT AND ALLOCATED PARKING SPACE**
- **WALKING DISTANCE OF HARLOW TOWN TRAIN STATION**

Master Bedroom 23'47 x 13'36 (7.01m x 3.96m)

Double glazed Velux window to rear aspect, double glazed window to front aspect, two storage cupboards, carpeted, double radiator, opening to office area/dressing room, power points

En-Suite 6'82 x 6'66 (1.83m x 1.83m)

Double glazed Velux window to front aspect, walk in shower cubicle with thermostatically controlled shower, pedestal style wash basin with mixer tap, vinyl flooring, single radiator, tiled splash backs, spotlights, extractor fan

External

Rear garden with rear access, car port and allocated parking space

Tenure - Freehold

Construction Type - Brick built

Maintenance Charge - Approx £500 PA

EPC Rating - B

Council Tax Band - D





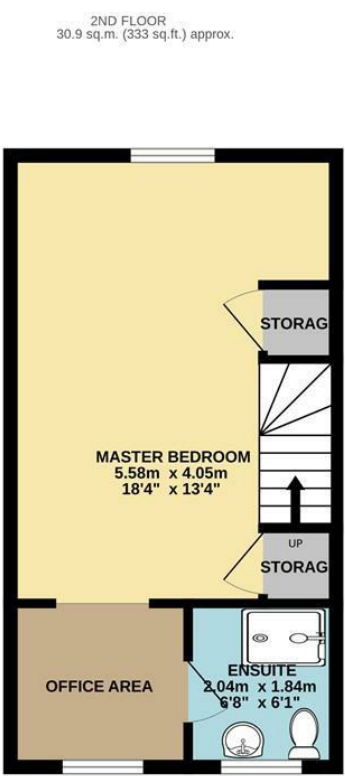
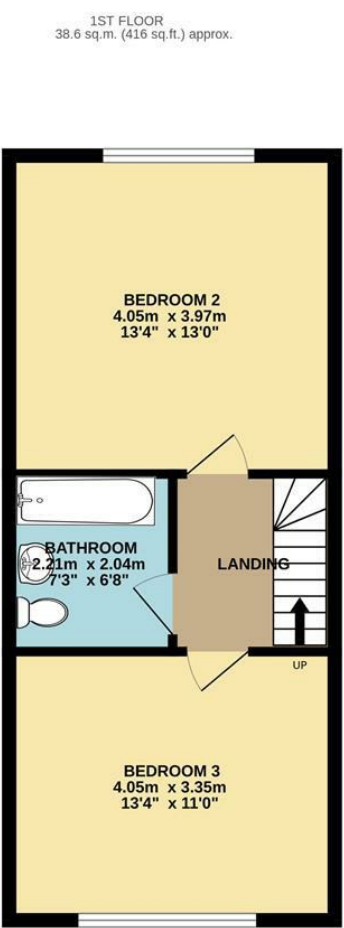
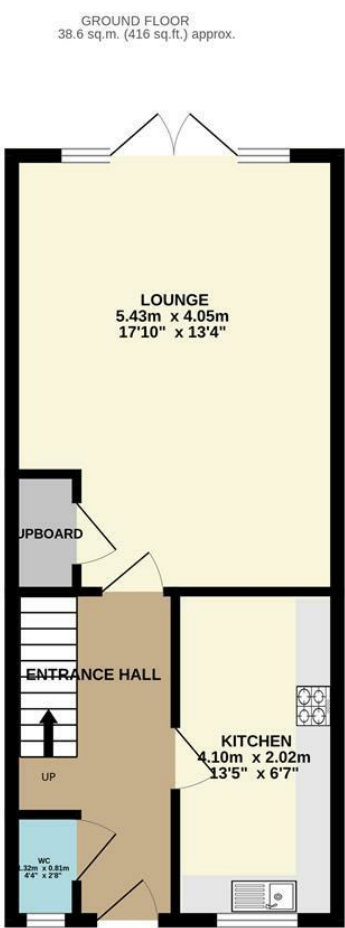
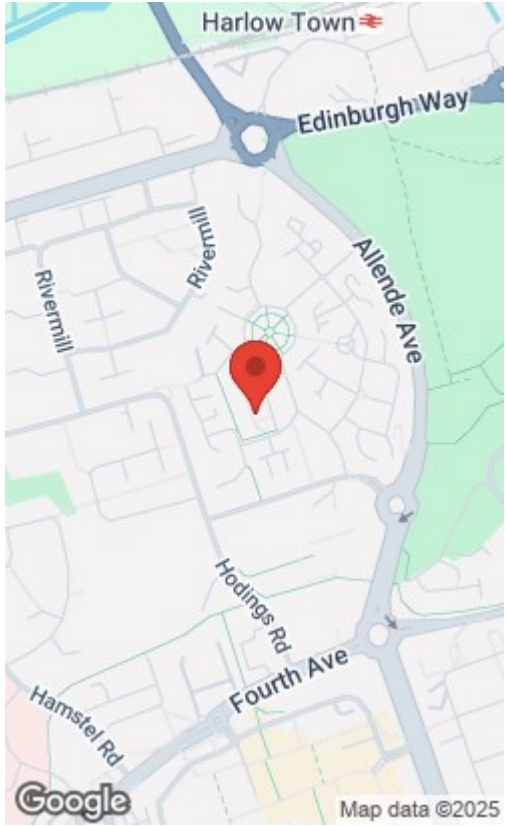


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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