



The Downs, CM20 3RD
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, EXTENDED, THREE BEDROOM MID-TERRACED HOUSE FOR SALE, IN THE POPULAR AREA OF THE DOWNS, HARLOW, CM20 **

GUIDE PRICE - £340,000 - £360,000.

Nestled in the desirable area of The Downs, Harlow, this charming three-bedroom mid-terraced house is a splendid opportunity for families and professionals alike. The property is well presented throughout, showcasing a thoughtful rear extension that enhances the living space.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The ground floor also features a convenient downstairs W.C., adding to the practicality of the home. The family bathroom boasts a four-piece suite, providing ample facilities for all members of the household.

The three good-sized bedrooms offer comfortable accommodation, ensuring that everyone has their own personal space. Additionally, the property benefits from a garage and off-street parking to the rear, a valuable asset in this bustling area.

Location is key, and this home does not disappoint. It is situated close to Harlow town centre, providing easy access to a variety of shops, restaurants, and amenities. For those who commute, the nearby train station offers excellent transport links, while the A414 and M11 are easily accessible, making travel to London and beyond a breeze.

This delightful property combines modern living with convenience, making it an ideal choice for anyone looking to settle in Harlow. Do not miss the chance to make this lovely house your new home.

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

Guide Price £340,000



- **THREE BEDROOM MIID TERRACED HOUSE**
- **GARAGE AND PARKING TO THE REAR**
- **GOOD SIZED REAR GARDEN WITH REAR ACCESS**
- **DOWNSTAIRS W.C.**
- **WELL PRECENTED THROUGHOUT**

Lounge/Diner 23'3 x 10'60 (7.09m x 3.05m)

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

Kitchen 25'1 x 9'6 (7.65m x 2.90m)

Double glazed window to front aspect, double glazed door to rear aspect leading to second reception room, lamiante flooring, a range of base and wall units with roll top work surfaces, double radiator, power points

Second Reception Room 20'4 x 7'11 (6.20m x 2.41m)

Double glazed windows and French doors to rear aspect, sky lights, spotlights, laminate flooring, power points

First Floor Landing

Lamiante flooring, doors leading to bedrooms and family bathroom

Master Bedroom 12'11 x 10'6 (3.94m x 3.20m)

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

Bedroom Two 12'4 x 7'11 (3.76m x 2.41m)

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

Bedroom Three 12 x 6 (3.66m x 1.83m)

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

Family Bathroom 9'8 x 7'9 (2.95m x 2.36m)

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, panel enclosed corner bath with mixer tap and handheld shower over bath, walk in shower cubicle with

- **REAR EXTENSION**
- **TWO RECEPTION ROOMS**
- **LARGE FAMILY BATHROOM WITH FOUR PIECE SUITE**
- **SOUGHT AFTER CM20 LOCATION**
- **EASY ACCESS TO TOWN CENTRE AND TRAIN STATION**

thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level W.C. double radiator

Garage 15'10 x 8'0 (4.83m x 2.44m)

External

Rear garden, garage to rear, rear access, parking to rear in front of garage

Tenure - Freehold

Construction Type - Traditional build 1953 - 1955

Council Tax Band - C

EPC Rating - C



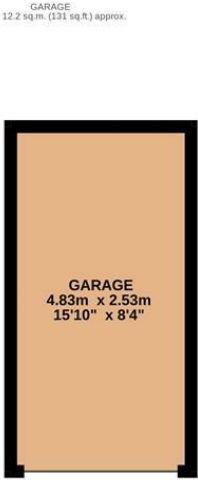
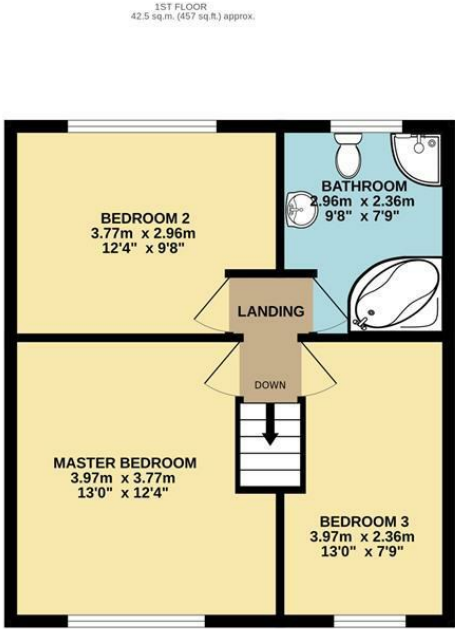
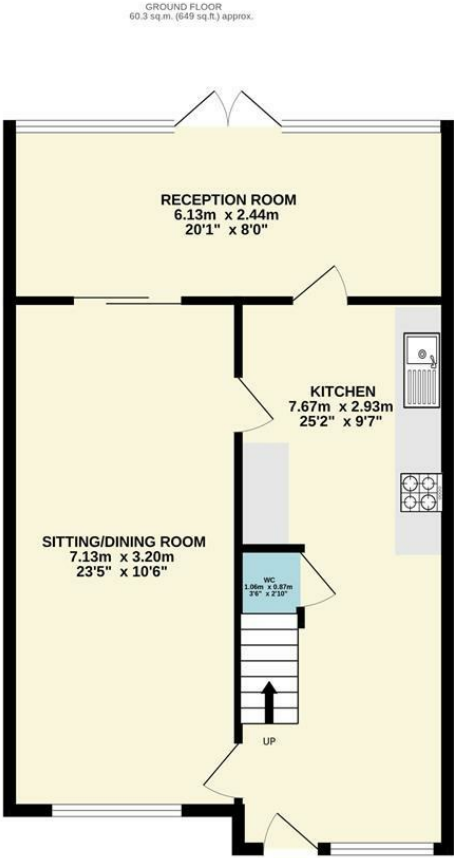






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 114.9 sq.m. (1237 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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