

Lower Meadow, CM18 7RF
Harlow





KINGS
GROUP

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**** KINGS GROUP HARLOW ARE PROUD TO PRESENT THIS SPACIOUS, THREE BEDROOM, MID-TERRACED HOUSE FOR SALE IN LOWER MEADOW, HARLOW, CM18 ****

Nestled in the desirable area of Lower Meadow, Harlow, this charming three-bedroom mid-terrace house presents an excellent opportunity for both families and investors alike. The property boasts a spacious kitchen/diner, perfect for family gatherings and entertaining, featuring elegant French doors that open directly onto a well-maintained rear garden. This outdoor space not only provides a tranquil retreat but also offers convenient rear access to a car parking area.

Inside, the home is thoughtfully designed with a downstairs shower room, ensuring practicality for busy households. The upstairs family bathroom complements the three generously sized double bedrooms, providing ample space for relaxation and comfort. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the property.

This residence is not only a fantastic family home but also presents a promising buy-to-let investment opportunity, given its desirable location and spacious layout. With its blend of comfort, convenience, and potential, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home or investment.

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

Offers In Excess Of £280,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **LARGE KITCHEN/DINER**
- **THREE DOUBLE BEDROOMS**
- **REAR GARDEN WITH REAR ACCESS**
- **EPC RATING - D**

- **SPACIOUS THROUGHOUT**
- **DOWNSTAIRS SHOWER ROOM AND W.C.**
- **AMPLE STORAGE**
- **AMPLE STREET PARKING AND CAR PARKING AREA TO REAR**
- **COUNCIL TAX BAND - B**

Entrance Hallway

Downstairs Shower Room

Kitchen/Diner

Lounge

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

External

Rear garden with rear access leading directly to car parking area, ample street parking also available

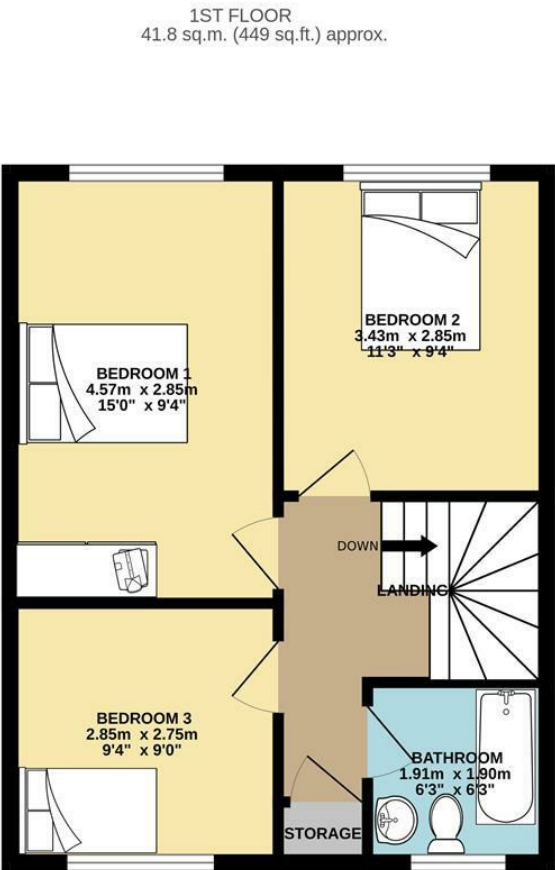
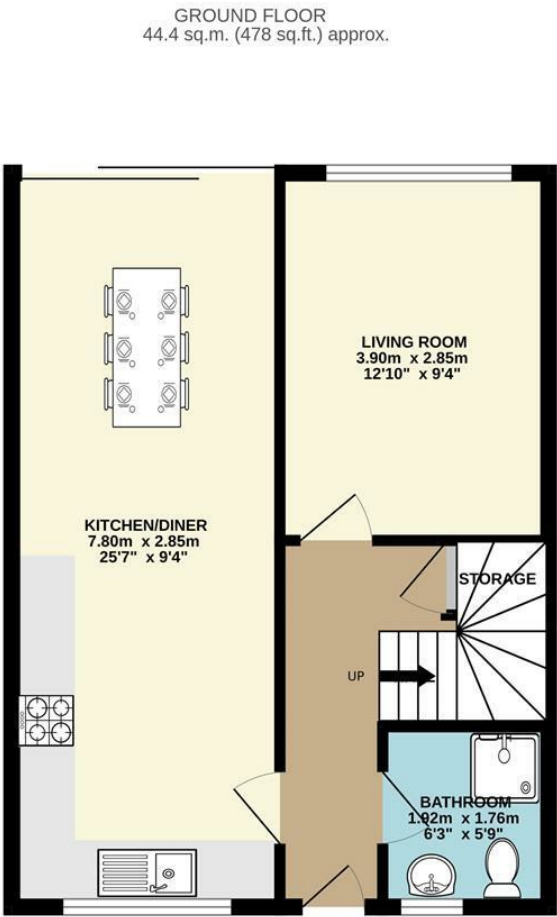
EPC Rating - D

Council Tax Band - B

Construction Type - Non traditional timber frame construction, UPVC and tiled cladding, flat roof.



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 : 86.2 sq.m. (928 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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