



Brockles Mead, CM19 4QG  
Harlow









# Brockles Mead, CM19 4QG

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, TWO BEDROOM END OF TERRACE HOUSE FOR SALE, IN BROCKLES MEAD, HARLOW \*\***

Nestled in the desirable area of Brockles Mead, Harlow, this charming two-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property is chain-free, making it an attractive option for those eager to move in without delay.

Upon entering, you are welcomed by a hallway leading through to a spacious lounge/diner, perfect for both relaxation and entertaining. The well-appointed kitchen, accompanied by a utility room, offers practicality and convenience for everyday living. The family bathroom is thoughtfully designed, featuring a separate W.C. to enhance functionality.

The property benefits from easy access to the A414 and M11 ensuring that commuting and local amenities are within reach. This home is not only a comfortable living space but also a promising investment for the future. With its appealing features and prime location, this end terrace house is a wonderful opportunity to step onto the property ladder or expand your investment portfolio. Don't miss the chance to make this delightful house your new home.

Call us today on 01279 433 033 to arrange your viewing.

## Offers In The Region Of £269,500





- TWO BEDROOM END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- SEPARATE UTILITY ROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EPC RATING - C

#### **Entrance Hallway 10'8 x 5'7 (3.25m x 1.70m)**

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

#### **Lounge/Diner 15'0 x 10'8 (4.57m x 3.25m)**

Double glazed patio doors to rear aspect leading to rear garden, laminate flooring, coved textured ceiling, feature fireplace with wooden over mantle, power points, single radiator

#### **Kitchen 14'0 x 7'0 (4.27m x 2.13m)**

Double glazed window to side aspect, double glazed door to rear aspect leading to rear garden, laminate flooring, opening leading to utility room, single radiator, a range of base and wall units with roll top granite affect work surfaces, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, power points

#### **Utility Room 6'11 x 6'7 (2.11m x 2.01m)**

Double glazed window to front aspect, laminate flooring, power points, gas and electric metres, boiler

#### **First Floor Landing**

Carpeted, doors leading to bedroom and family bathroom

#### **Master Bedroom 15'1 x 9'6 (4.60m x 2.90m)**

Double glazed window to rear aspect, carpeted, single radiator, power points, coved textured ceiling

#### **Bedroom Two 14'10 x 8'1 (4.52m x 2.46m)**

Double glazed window to rear aspect, carpeted, single radiator, power points, coved textured ceiling

#### **Family Bathroom 5'7 x 5'5 (1.70m x 1.65m)**

Double glazed opaque window to front aspect, tiled flooring, tiled walls, wash basin with mixer tap and vanity under unit,

- CHAIN FREE
- SPACIOUS THROUGHOUT
- REAR GARDEN WITH SIDE ACCESS
- EASY ACCESS TO A414 & M11
- COUNCIL TAX BAND - B

panel enclosed bath with mixer tap and thermostatically controlled shower over bath

#### **Separate W.C. 5'1 x 2'4 (1.55m x 0.71m)**

Double glazed opaque window to front aspect, tiled flooring, tiled walls, low level flush W.C.

#### **External**

Rear garden with side access, ample street parking and parking bays

EPC Rating - C

Council Tax Band - B

Construction Type - Brick Built







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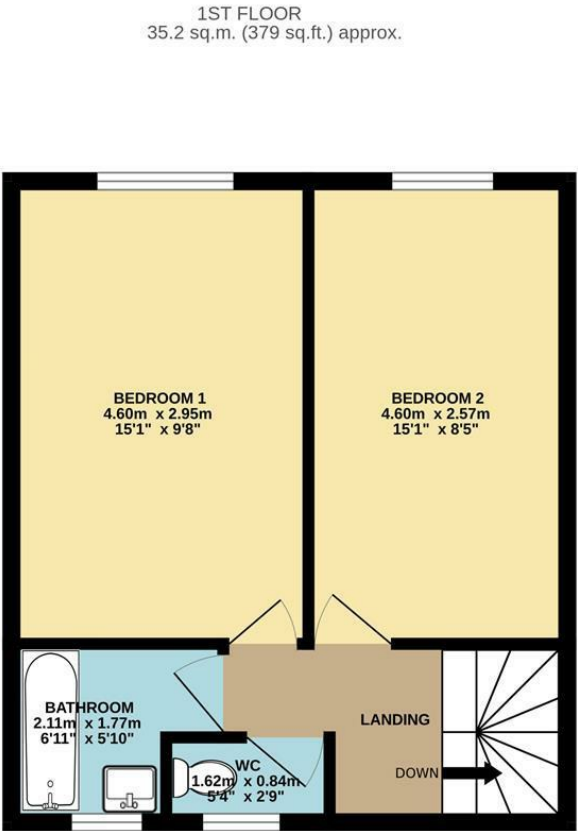
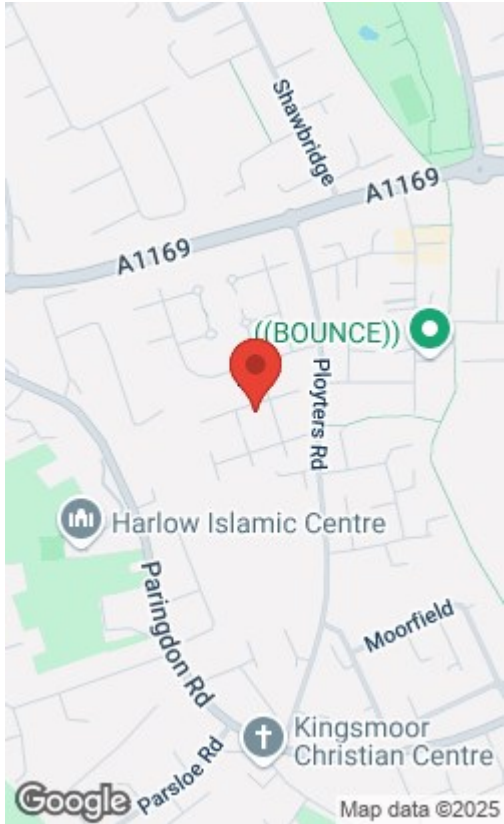
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus)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



TOTAL FLOOR AREA : 68.7 sq.m. (740 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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