



St. Andrews Meadow, CM18 6BL
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO BEDROOM MID-TERRACE HOUSE, IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF ST ANDREWS MEADOW, HARLOW ****

Nestled in the desirable St. Andrews Meadow area of Harlow, this charming mid-terrace house offers a delightful living experience. Immaculately presented, the property features a spacious lounge/diner, perfect for both relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for culinary pursuits.

This two-bedroom home boasts two generously sized bedrooms, one of which has been thoughtfully partitioned off, allowing for versatile use of space. The modern family bathroom is stylishly designed, ensuring comfort and convenience for all residents.

Situated close to local shops and amenities, this property is ideally located within the catchment area of sought-after schools, making it a perfect choice for families. Additionally, with easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This mid-terrace house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

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

Offers In Excess Of £325,000



- TWO BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- PLANNING PERMISSION OBTAINED FOR LOFT CONVERSION
- EASY ACCESS TO A414 & M11
- SECOND BEDROOM IS CURRENTLY SPLIT INTO TWO SEPERATE ROOMS
- IDEAL FIRST TIME BUYER PURCHASE
- ALLOCATED PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- IMMACULATELY PRESENTED THROUGHOUT

Entrance Hallway 6'1 x 12'3 (1.85m x 3.73m)

Storage cupboard, stairs leading to first floor landing, double radiator, laminate flooring, power points

Lounge/Diner 12'2 x 18'3 (3.71m x 5.56m)

Double glazed window to rear aspect, double glazed door leading to rear garden. under stairs storage cupboard, laminate flooring, double radiator, TV aerial point, phone point, power points

Kitchen 6'1` x 12'3 (1.85m` x 3.73m)

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

First Floor Landing

Laminate flooring, Loft access

Master Bedroom 12'3 x 11'1 (3.73m x 3.38m)

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

Bedroom Two 3'64 x 11'9 (0.91m x 3.58m)

Double glazed window to front aspect, laminate flooring, double radiator, partition wall dividing the two rooms, power points

Family Bathroom ()

Panel enclosed bath with mixer tap and thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, heated towel rail, tiled walls, laminate flooring, extractor fan

External

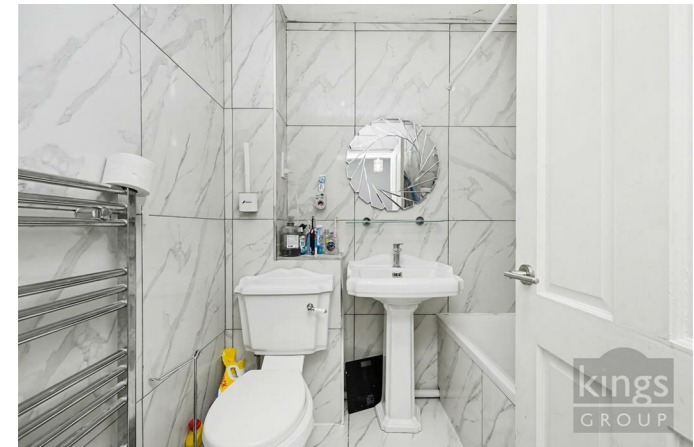
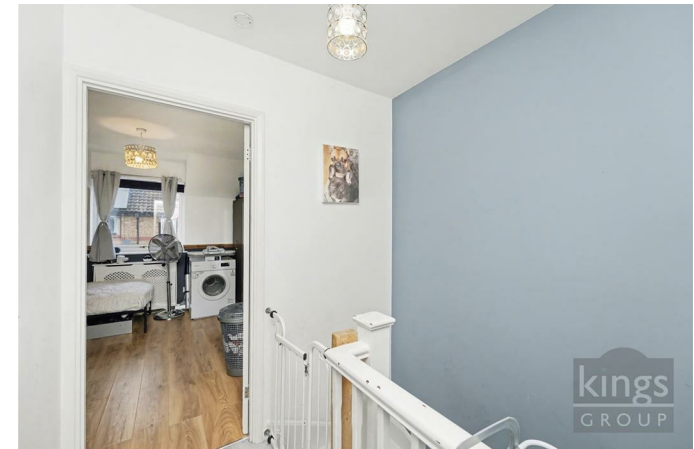
Allocated parking, rear garden

Tenure - Freehold

Construction Type - Brick Built

Council Tax - C

EPC Rating - D



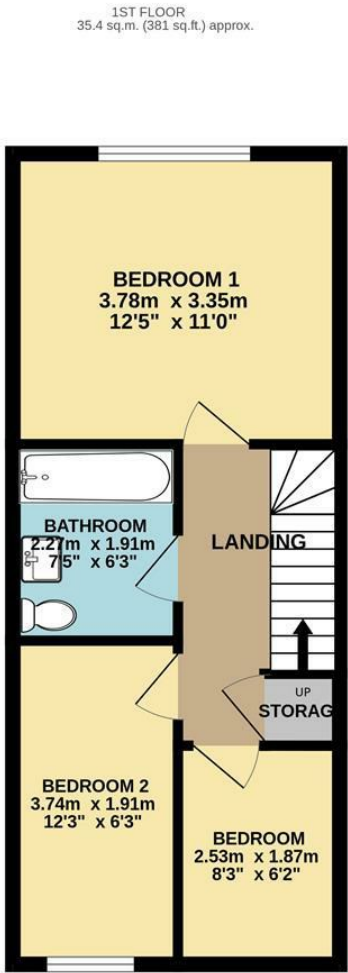
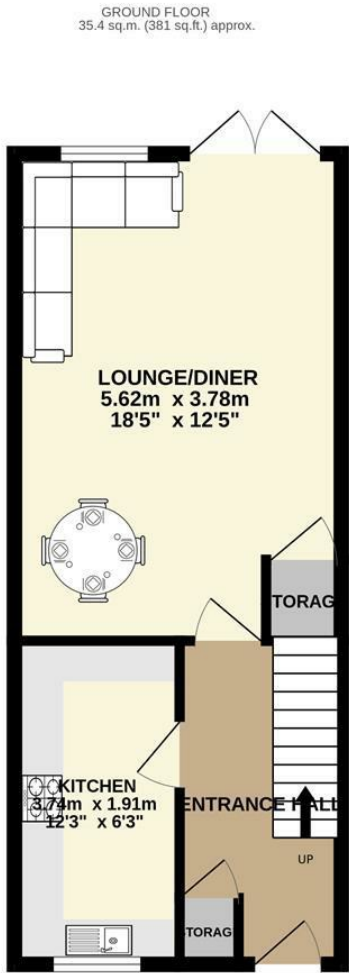
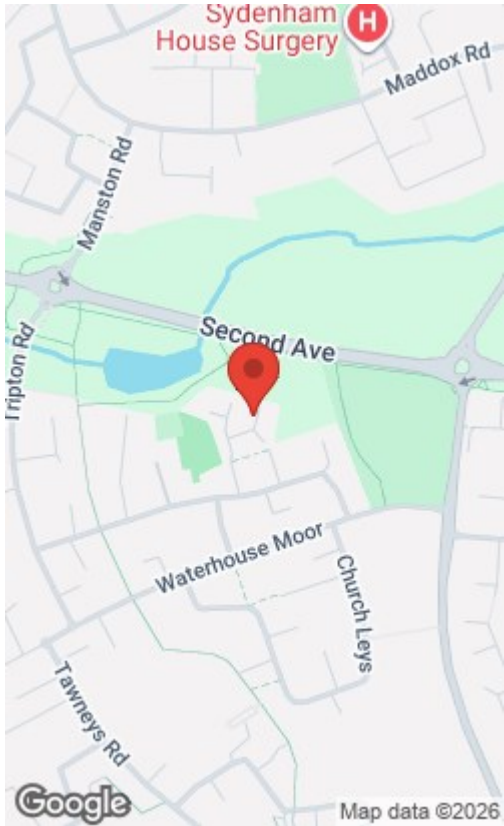


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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: 70.7 sq.m. (761 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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