

Shawbridge, CM19 4NL  
Harlow







kings  
GROUP



# Shawbridge, CM19 4NL

Kings Are Pleased To Present This ...  
Extended Six Bedroom Terraced House  
Within 0.5 Miles Of Local Schools  
Situated Within Close Proximity Of Local Shops & Amenities  
Two Reception Rooms  
En-Suite To Ground Floor Bedroom  
Fitted Kitchen With Integrated Appliances  
UPVC Double Glazing Throughout  
Gas Central Heating  
EPC Rating : Awaiting

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, SIX BEDROOM MID-TERRACE HOUSE IN SHAWBRIDGE, HARLOW, CM19 \*\***

Nestled in the desirable area of Shawbridge, Harlow, this impressive six-bedroom terrace house offers a perfect blend of space and comfort for families or those seeking ample room to grow. The property boasts two generously sized reception rooms, providing versatile living spaces ideal for both relaxation and entertaining. The ground floor features a convenient bedroom complete with an en-suite shower room, making it an excellent option for guests or those who prefer single-level living. The remaining five bedrooms are well-proportioned, ensuring that everyone has their own personal space. With two bathrooms in total, morning routines will be a breeze, accommodating the needs of a busy household. The low-maintenance rear garden is a delightful outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the garden benefits from rear access, enhancing convenience.

## Offers In The Region Of £390,000





- **SIX BEDROOM MID-TERRACE HOUSE**
- **SPACIOUS KITCHEN/DINER**
- **LOW MAINTENANCE REAR GARDEN**
- **SIX GOOD SIZED BEDROOMS**
- **EASY ACCESS TO A414 & M11**

#### **Entrance Hallway 7'04 x 7'01 (2.24m x 2.16m)**

Stairs to first floor landing, double radiator, power points.

#### **Lounge 17'01 x 12'05 (5.21m x 3.78m)**

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

#### **Kitchen 11'00 x 12'03 (3.35m x 3.73m)**

Double glazed window to front aspect, tiled flooring, range of base & wall units with roll top work surfaces, tiled splash back, plumbing for washing machine, integrated dishwasher & fridge/freezer, sink & drainer unit with mixer taps, gas oven & hob (untested), extractor hood, power points.

#### **Dining Room 8'03 x 12'09 (2.51m x 3.89m)**

Double glazed patio doors to rear aspect, wooden flooring, coved ceiling, double radiator, TV point, power points.

#### **Bedroom Six/Study 7'11 x 12'05 (2.41m x 3.78m)**

Double glazed window to rear aspect, single radiator, TV point, power points

#### **En-Suite 6'00 x 4'07 (1.83m x 1.40m)**

Fully tiled shower cubicle, wash hand basin without pedestal, low level W.C, fully tiled floor, extractor fan, tiled floor.

#### **Bedroom One 12'08 x 8'08 (3.86m x 2.64m)**

Double glazed window to rear aspect, fitted wardrobes, single radiator, TV points, power points.

#### **Bedroom Two 8'01 x 9'01 (2.46m x 2.77m)**

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

#### **Family Bathroom 7'10 x 10'11 (2.39m x 3.33m)**

Double glazed window to front aspect, heated towel rail,

- **GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM**
- **OPEN PLAN LIVING SPACE**
- **SEPERATE BATHROOM AND W.C.**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **COUNCIL TAX BAND - C**

tiled floor, panel enclosed bath with power shower, wash hand basin with vanity unit, fully tiled walls.

#### **Seperate W.C. 2'07 x 6'03 (0.79m x 1.91m)**

Double glazed opaque window to front aspect, part tiled walls, tiled floor.

#### **Bedroom Three 8'01 x 12'06 (2.46m x 3.81m)**

Double glazed window to rear aspect, single radiator, power points.

#### **Bedroom Four 9'02 x 10'11 (2.79m x 3.33m)**

Double glazed window to front aspect, coved ceiling, single radiator, power points.

#### **Bedroom Five 7'07 x 10'11 (2.31m x 3.33m)**

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

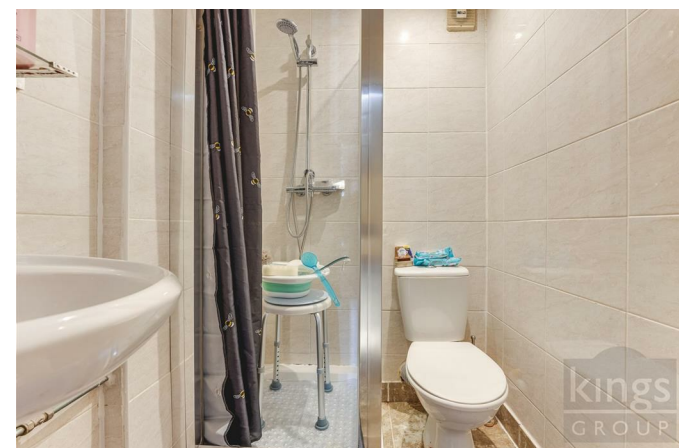
#### **External**

Mainly paved area with lawn & shrub borders, rear access, brick built shed, outside lights.

Council Tax Band - C

EPC Rating - C

Construction Type - Brick Built (Standard construction)





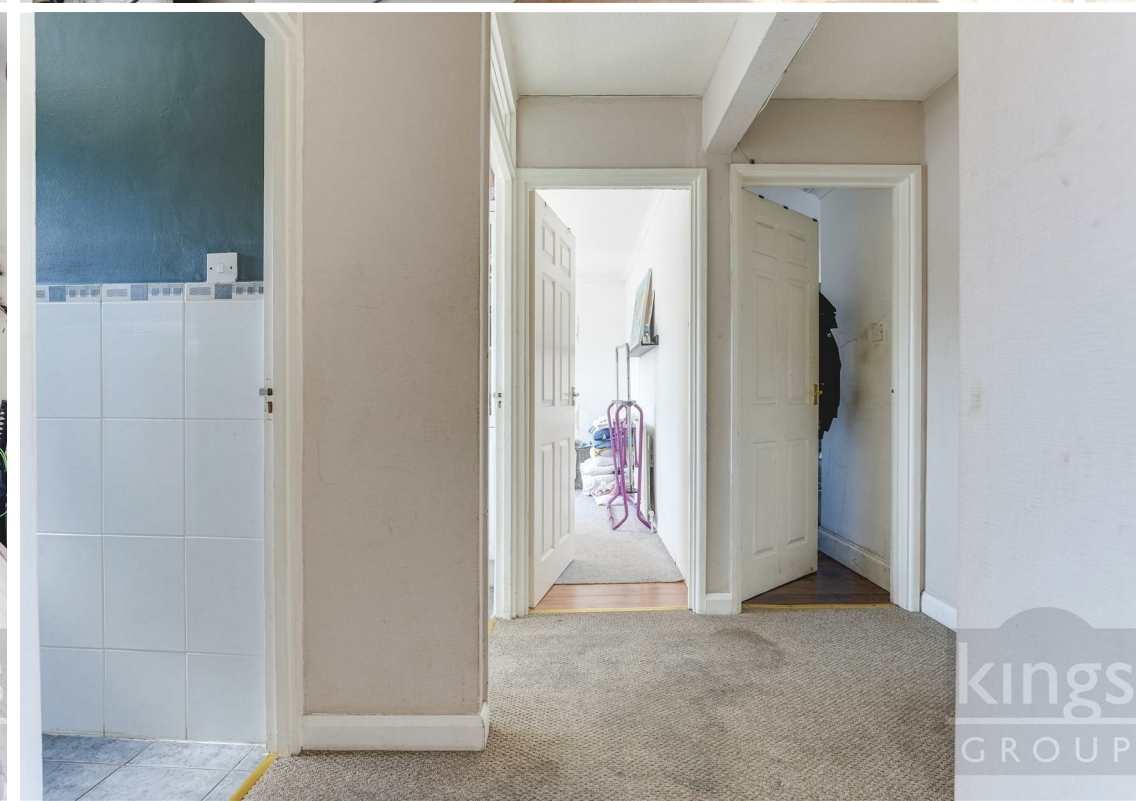


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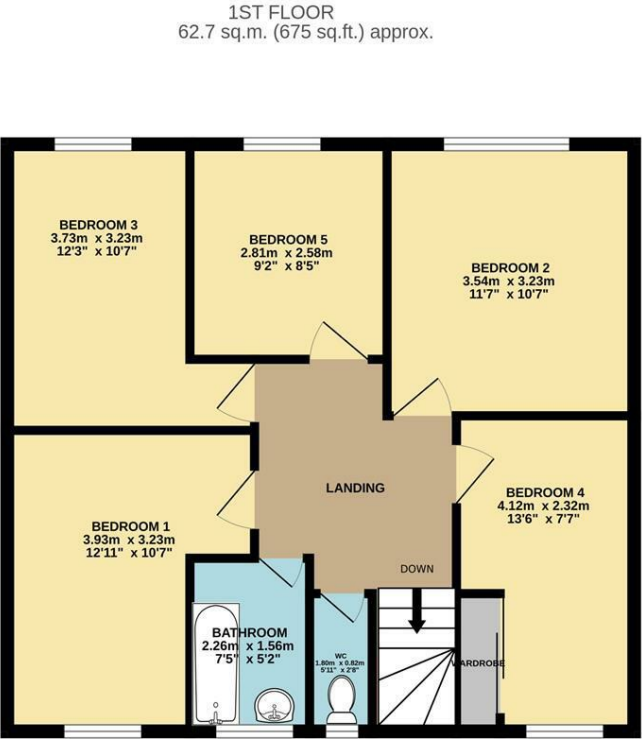
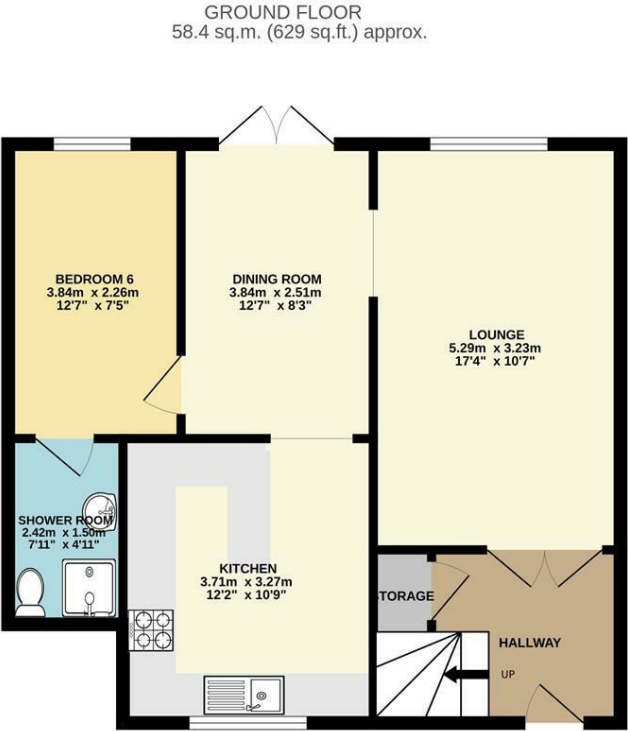
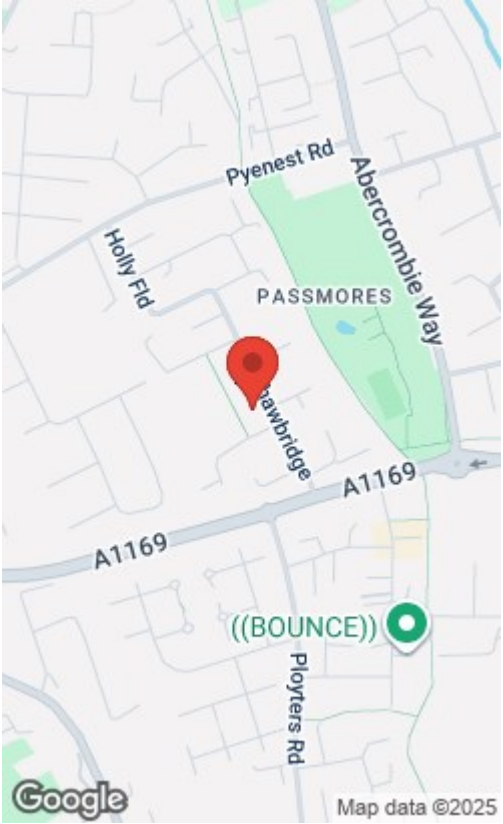






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		85
(81-91)	C	70	
(69-80)	D		
(55-68)	E		
(29-54)	F		
(1-28)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		82
(81-91)	C		
(69-80)	D	66	
(55-68)	E		
(29-54)	F		
(1-28)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 121.1 sq.m. (1304 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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