



The Hornbeams, CM20 1PL
Harlow



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**** KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN THE POPULAR LOCATION OF THE HORNBEAMS, HARLOW ****

Nestled in the desirable area of The Hornbeams, Harlow, this charming three-bedroom mid-terrace house presents an excellent opportunity for those looking to create their dream home. While the property is in need of modernisation, it boasts a spacious layout that is sure to impress.

Upon entering, you are greeted by a large hallway that sets the tone for the generous living spaces that follow. The reception room is inviting and offers ample room for relaxation and entertaining.

The property features three well-proportioned bedrooms, each offering the potential for personalisation to suit your style. The bathroom is equipped with both a shower and a bath, ensuring convenience for all family members, while a separate W.C. adds to the practicality of the home.

This residence is situated in a highly sought-after location, making it an ideal choice for families and commuters alike. With the Princess Alexandra Hospital, Harlow Town Train Station and Harlow town centre just a short distance away, you will enjoy easy access to local amenities and transport links.

With its huge potential and spacious layout, this mid-terrace house is a fantastic opportunity for those looking to invest in a property that they can truly make their own. Don't miss your chance to view this promising home in a vibrant community.

Call us today on 01279433033 to arrange your viewing.

Offers In The Region Of £300,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **HUGE POTENTIAL FOR FURTHER DEVELOPMENT**
- **CONSERVATORY**
- **THREE GOOD SIZED BEDROOMS**
- **CLOSE TO PRINCESS ALEXANDRA HOSPITAL**

Entrance Hallway 8'94 x 8'44 (2.44m x 2.44m)

Double glazed windows to front aspect, laminate flooring, storage cupboard, stairs leading to first floor landing, entrance hallway

Kitchen 12'19 x 11'58 (3.66m x 3.35m)

Double glazed window to rear aspect, a range of base and wall units with roll top work surfaces, space for oven, plumbing for washing machine, door leading to conservatory, textured ceiling, power points

Lounge/Diner 21'22 x 11'61 (6.40m x 3.35m)

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to rear garden, laminate flooring, gas fireplace with brick surround, single radiator x 2, power points, TV aerial point, phone point, coved textured ceiling

Conservatory 9'81 x 7'82 (2.74m x 2.13m)

Double glazed windows to side and rear aspect, double glazed French doors to rear aspect leading to rear garden, laminate flooring

First Floor Landing

carpeted, loft access

Master Bedroom 12'78 x 11'39 (3.66m x 3.35m)

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

Bedroom Two 9'82 x 8'68 (2.74m x 2.44m)

Double glazed window to rear aspect, fitted wardrobes, coved textured ceiling, single radiator, power points, laminate flooring

- **IN NEED OF MODERNISATION**
- **SPACIOUS LOUNGE/DINER**
- **POTENTIAL FOR REAR EXTENSION (STPP)**
- **SEPERATE W.C.**
- **WALKING DISTANCE TO HARLOW TOWN CENTRE AND TRAIN STATION**

Bedroom Three 9'05 x 8'53 (2.87m x 2.44m)

Double glazed window to front aspect, single radiator, coved textured ceiling, power points, laminate flooring

Family Bathroom 8'39 x 5'86 (2.44m x 1.52m)

Double glazed opaque window to rear aspect, carpeted, single radiator, panel enclosed bath, separate shower cubicle with thermostatically controlled shower, pedestal style wash basin

Separate W.C. 5'56 x 2'17 (1.52m x 0.61m)

Double glazed opaque window to rear aspect, laminate flooring, low level flush W.C.

External

Rear garden, ample street parking

Construction Type - Traditional/Rendered

EPC Rating - TBC

Council Tax Band - C





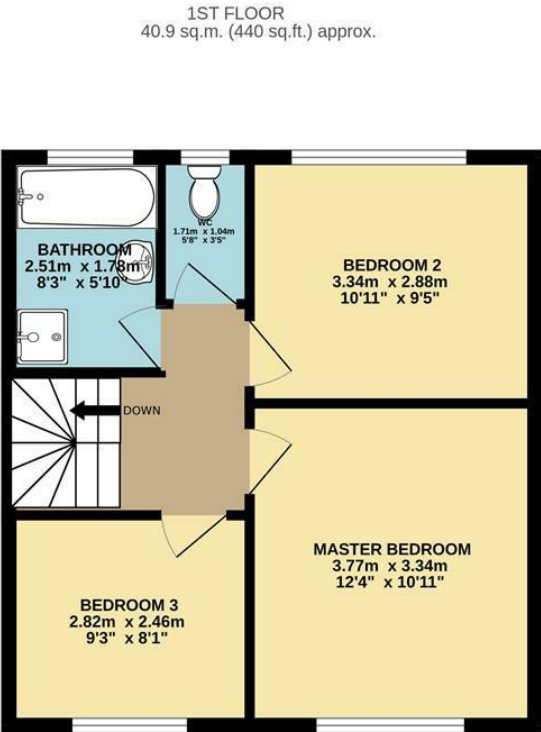
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 : 89.3 sq.m. (961 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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