



Great Plumtree, CM20 2NU  
Harlow





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# Great Plumtree, CM20 2NU

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, FOUR DOUBLE BEDROOM HOUSE ON AN EXCEPTIONAL CORNER PLOT, IN GREAT PLUMTREE, HARLOW, CM20 \*\*

GUIDE PRICE - £400,000 - £425,000

Nestled in the charming area of Great Plumtree, Harlow, this exceptional house offers a perfect blend of modern living and convenience. Set on a generous corner plot, the property boasts a spacious layout that is ideal for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a spacious hallway leading into a bright reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the modern kitchen and dining area, which features a utility room for added practicality. The rear extension, enhanced by skylights and bi-folding doors, creates a seamless connection to the beautifully landscaped rear garden, perfect for entertaining or enjoying quiet moments outdoors.

This residence comprises four generously sized double bedrooms, ensuring ample space for family members or guests. The property also includes a convenient downstairs toilet, alongside a well-appointed family bathroom located upstairs, catering to the needs of a busy household.

The superb location of this home is a significant advantage, as it is within walking distance of the town centre and Harlow Town train station. This accessibility makes commuting and enjoying local amenities a breeze.

In summary, this delightful house in Great Plumtree is a rare find, combining modern features with a prime location. It is an ideal choice for those looking to settle in a vibrant

## Guide Price £400,000



- **GUIDE PRICE £400,000 - £425,000**
- **LARGE REAR EXTENSION**
- **MODERN KITCHEN/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **FOUR DOUBLE BEDROOMS**

**Entrance Hallway 13'97 x 6'96 (3.96m x 1.83m)**

Laminate flooring, stairs leading to first floor landing, storage cupboards, doors leading to lounge/diner, archway leading to kitchen/diner, door leading to downstairs cloakroom, double radiator, power points

**Lounge/Diner 21'73 x 17'01 (6.40m x 5.21m)**

Double glazed bi-folding doors leading to rear garden, sky-lights, laminate flooring, double radiator, TV aerial point, phone point, power points, double doors leading to entrance hallway

**Downstairs W.C. 6'83 x 2'83 (1.83m x 0.61m)**

Double glazed opaque window to front aspect, electric radiator, laminate flooring, low level W.C. wash basin with mixer tap and vanity under unit, tiled splash backs

**Kitchen/Diner 19'27 x 10'48 (5.79m x 3.05m)**

Double glazed window to side aspect, double glazed French doors to side aspect leading to rear garden, laminate flooring, a range of base and wall units with flat top work surfaces, integrated induction hob, integrated electric oven and grill, space for fridge freezer, sink with mixer tap and double drainer unit, power points, door leading to utility room

**Utility Room 8'65 x 10'60 (2.44m x 3.05m)**

Double glazed window to rear aspect, sky-light, plumbing for washing machine, combi-boiler, a range of base and wall units, laminate flooring, power points

**First Floor Landing 7'05 x 13'97 (2.26m x 3.96m)**

Carpeted, loft access, storage cupboard, power points

**Master Bedroom 12'28 x 11'51 (3.66m x 3.35m)**

Double glazed window to rear aspect, carpeted, single radiator, built in wardrobes, power points, TV aerial point

- **EXCEPTIONAL CORNER PLOT**
- **SPACIOUS LOUNGE/DINER**
- **UTILITY ROOM**
- **TUNNEL SIDE ACCESS**
- **WALKING DISTANCE OF TOWN CENTER AND TRAIN STATION**

**Bedroom Two 12'07 x 9'88 (3.84m x 2.74m)**

Double glazed window to side aspect, single radiator, carpeted, power points, fitted wardrobe

**Bedroom Three 10'60 x 9'66 (3.05m x 2.74m)**

Double glazed window to front aspect, single radiator, power points, built in storage cupboard

**Bedroom Four 12'12 x 6'65 (3.66m x 1.83m)**

Double glazed window to side aspect, carpeted, single radiator, power points

**Family Bathroom 8'22 x 6'36 (2.44m x 1.83m)**

Double glazed opaque window to side aspect, tiled walls, tiled flooring, extractor fan, low level W.C. wash basin with mixer tap and vanity under unit, panel enclosed bath with thermostatically controlled shower over bath, heated towel rail

**External**

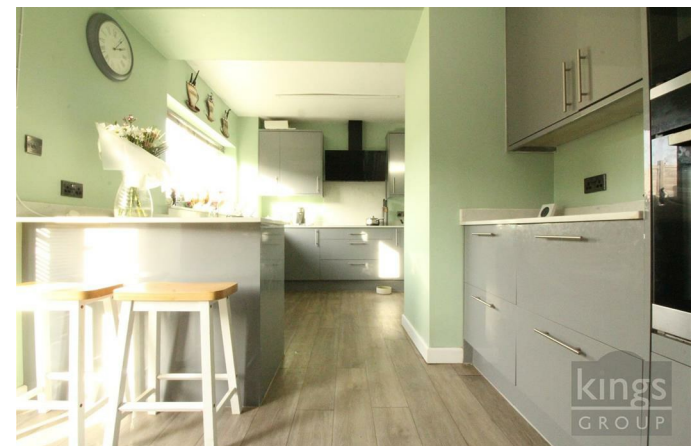
Exceptional corner plot, rear and side garden, tunnel side access, outside tap, ample street parking

EPC Rating - TBC

Council Tax Band - D

Construction Type - Brick built

Parking - street parking no permit needed





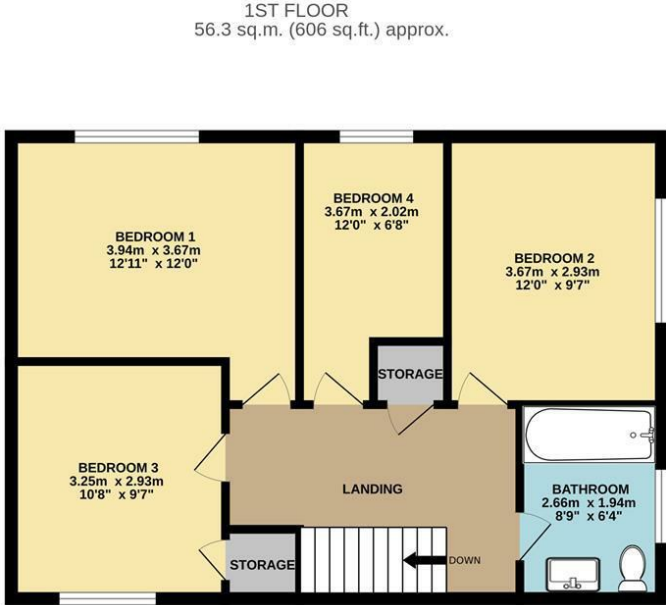
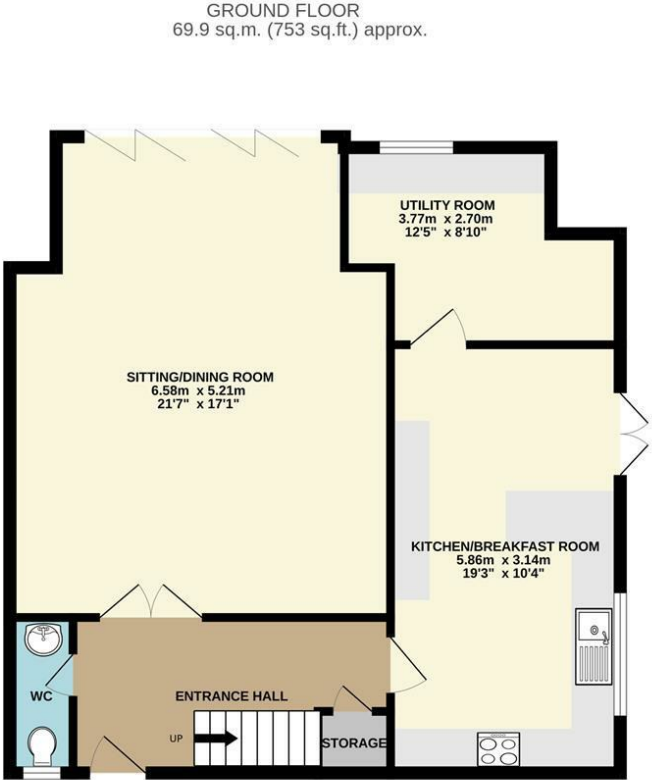


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher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

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



TOTAL FLOOR AREA : 126.3 sq.m. (1359 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 of efficiency can be given.

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Unit 4 Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 433033  
E:  
www.kings-group.net

