kings GROUP

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Park Lane, Harlow, CM20 2QQ

Guide Price £425,000

GUIDE PRICE £425,000 - £450,000

Exclusive to Kings Group - *CHAIN FREE* THREE BEDROOM MID TERRACE HOUSE for sale located in Park Lane, Harlow. In our opinion, this converted farmers cottage would make a perfect family forever home as it is in a brilliant location, has gorgeous views from around the property and is full of potential. The property is less than 5 minutes walk to Harlow Town Train Station giving you direct access to London, Cambridge and Stansted Airport. It is also less than 15 minutes walk into Harlow Town Centre where you have 24 hour supermarket, range of high street shops, variety of popular restaurants as well as good leisure facilities and Princess Alexandra Hospital. The property comprises of lounge, dining area, fitted kitchen, ground floor family bathroom and three double bedrooms with en suite to master loft room. The property also benefits from over 100ft rear garden, scenic outlooks and driveway. Call us now to arrange your appointment on this rare property!

Entrance
4.03x3.54 (1.22m.0.91mx0.91m.16.46m)
Double Glazed windows to side aspect, solid oak wood flooring, textured ceiling

Lounge
14.20 x 11.69 (4.27m.6.10m x 3.35m.21.03m)
Double glazed windows to rear aspect, single radiator, solid oak wood flooring, power points, TV aerial point, open style fire place coved and textured ceiling with ceiling rose, stairs leading to first floor landing with solid oak banister

Dining Room
11.63 x 10.97 (3.35m.19.20m x 3.05m.29.57m)
Double glazed windows to front aspect, single radiator, coved and textured ceiling with ceiling rose, dado rail, solid oak wood flooring, power points, phone point

Kitchen
6.53 x17.20 (1.83m.16.15m x5.18m.6.10m)
Double glazed windows to side aspect, single radiator and double radiator, tiled flooring, tiled walls, range of wall and base units with flat top work surfaces, freestanding gas oven and hob, chimney style extractor fan, integrated washing machine/dryer, integrated dishwasher, double glazed door leading to garden, power points

First Floor Landing
5.29 x 4.98 (1.52m.8.84m x 1.22m.29.87m)
Carpet, coved ceiling

Ground Floor Bathroom
5.55 x 6.01 (1.52m.16.76m x 1.83m.0.30m)
Double glazed windows to rear aspect, tiled flooring, panel enclosed bath with thermostatically controlled shower, wash hand basin with mixer tap and pedestal, low level flush W/C, tiled splash backs, shaver point

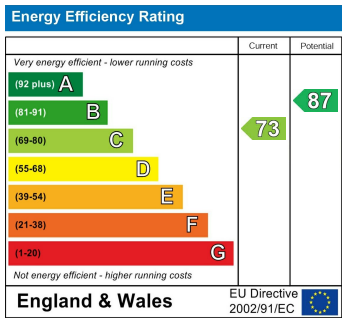
Bedroom 1 (Loft Room)
8.8 x 20.16 (2.44m.2.44m x 6.10m.4.88m)
Double glazed Velux windows to front and rear aspect, double radiator, stripped wood flooring, fitted wardrobes, TV aerial point, power points, loft access.

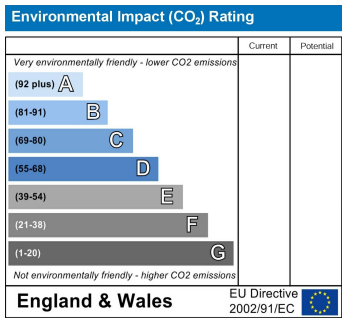
En-Suite (Loft Room)
2.95 x 6.64 (0.61m.28.96m x 1.83m.19.51m)
Tiled flooring, extractor fan, underfloor heating, thermostatically controlled shower, wash basin with mixer tap, low level W/C

Bedroom 2
10.51 x 10.89 (3.05m.15.54m x 3.05m.27.13m)
Double glazed windows to front aspect, single radiator, laminate flooring, built in wardrobes, phone point, TV aerial point, power points, coved and textured ceiling with ceiling rose

Bedroom 3
11.69 x 8.42 (3.35m.21.03m x 2.44m.12.80m)
Double glazed windows to rear aspect, single radiator, laminate flooring, power points, phone point, coved ceiling with ceiling rose

Garden
Mainly laid to lawn with plant and shrub boarders, shed, decking at the top with summer house with light and power points, outside water tap





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GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR
26.7 sq.m. (287 sq.ft.) approx.

2ND FLOOR
20.8 sq.m. (224 sq.ft.) approx.

Temple Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA : 88.6 sq.m. (953 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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