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The Downs, CM20 3RE



Offers In The Region Of £299,995 Freehold



Exclusively for sale with Kings Group - *CHAIN FREE* TWO BEDROOM MID TERRACE HOUSE for sale in The Downs, Harlow.

In our opinion this property would make an ideal first time buyer purchase for any buyers looking for a project to make a new house the perfect home. Also ideal for investors, this property has bundles of potential with the possibility to extend.

This house is ideally located in the heart of all the local amenities including Harlow Town Train Station which is a 27 minute walk (1.3 miles) or 5 minute drive (1.4 miles) away, giving you direct access into London, Cambridge and Stansted Airport, it is also just a 22 minute walk (1.1 miles) or 5 minute drive (1.3 miles) to Princess Alexandra Hospital. The Town centre is also on your doorstep just 12 minutes walk (0.6 miles) or 5 minute drive (1.0 mile) away where you will find 24 hour supermarket, variety of popular restaurants, range of high street shops, salons, cinema and a choice of affordable gyms.

For any young families, you have The Downs Primary School less than 10 minute walk or 3 minute drive (0.4 miles) and for older children Burnt Mill Academy is a 16 minute walk (0.8 miles) or 4 minute drive (0.9 miles).

The property comprises entrance hall, lounge, kitchen, laundry / utility room, two DOUBLE bedrooms and family bathroom. The property also benefits from ample storage throughout, 60ft rear garden and street parking to the front of the property.

Entrance Hall 19'9" x 16'11"

Stairs to first floor landing double glazed opaque window to side aspect, double radiator, laminate flooring, power points.

Reception 45'4" x 46'10"

Double glazed window to rear aspect, double radiator, laminate flooring, phone point, TV aerial, power points, textured ceiling.

Kitchen 32'5" x 41'7"

Double glazed windows to rear aspect, tiled flooring, tiled splash back walls, roll top wall and base units, electric oven and hob, drainer unit sink, space for fridge freezer, power points, double glazed door leading to garden

utility 15'7" x 32'10"

Double glazed window to front aspect, single radiator, plumbing for washing machine, gas/electric meters.

First Floor Landing 17'3" x 21'11"

Double glazed window to front aspect, loft access, single radiator, power points, smoke alarm, spot lights

Bathroom 22'2" x 17'11"

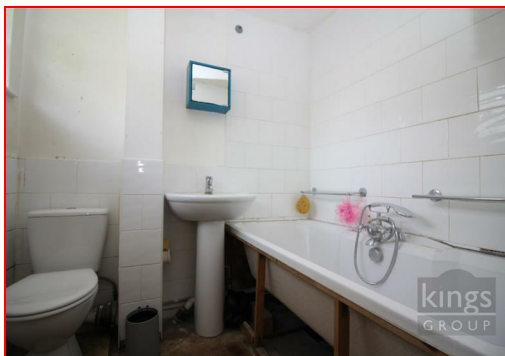
Double glazed opaque window to rear aspect, heated towel rail, laminate flooring, bath with mixer tap, pedestal wash basin, low level W.C, part tiled walls.

Bedroom One 47'6" x 31'2"

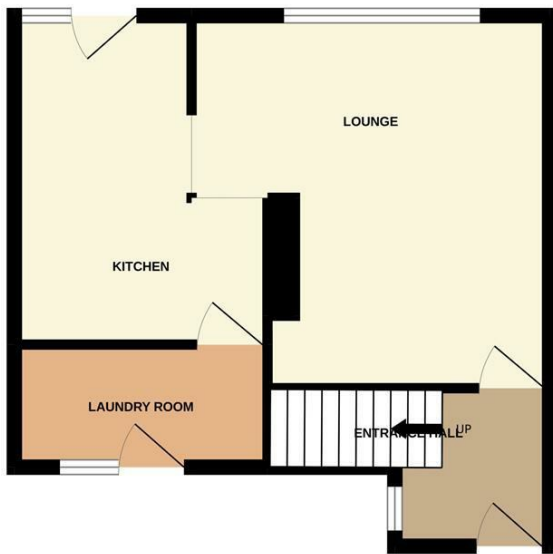
Double glazed window to rear aspect, double radiator, laminate flooring, built in storage cupboard, TV aerial points, power points

Bedroom Two 37'3" x 28'11"

Double glazed window to rear aspect, built in wardrobes, power points, textured ceiling.



GROUND FLOOR
34.0 sq.m. (366 sq.ft.) approx.

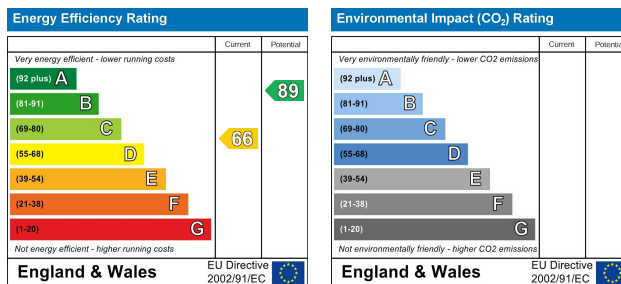
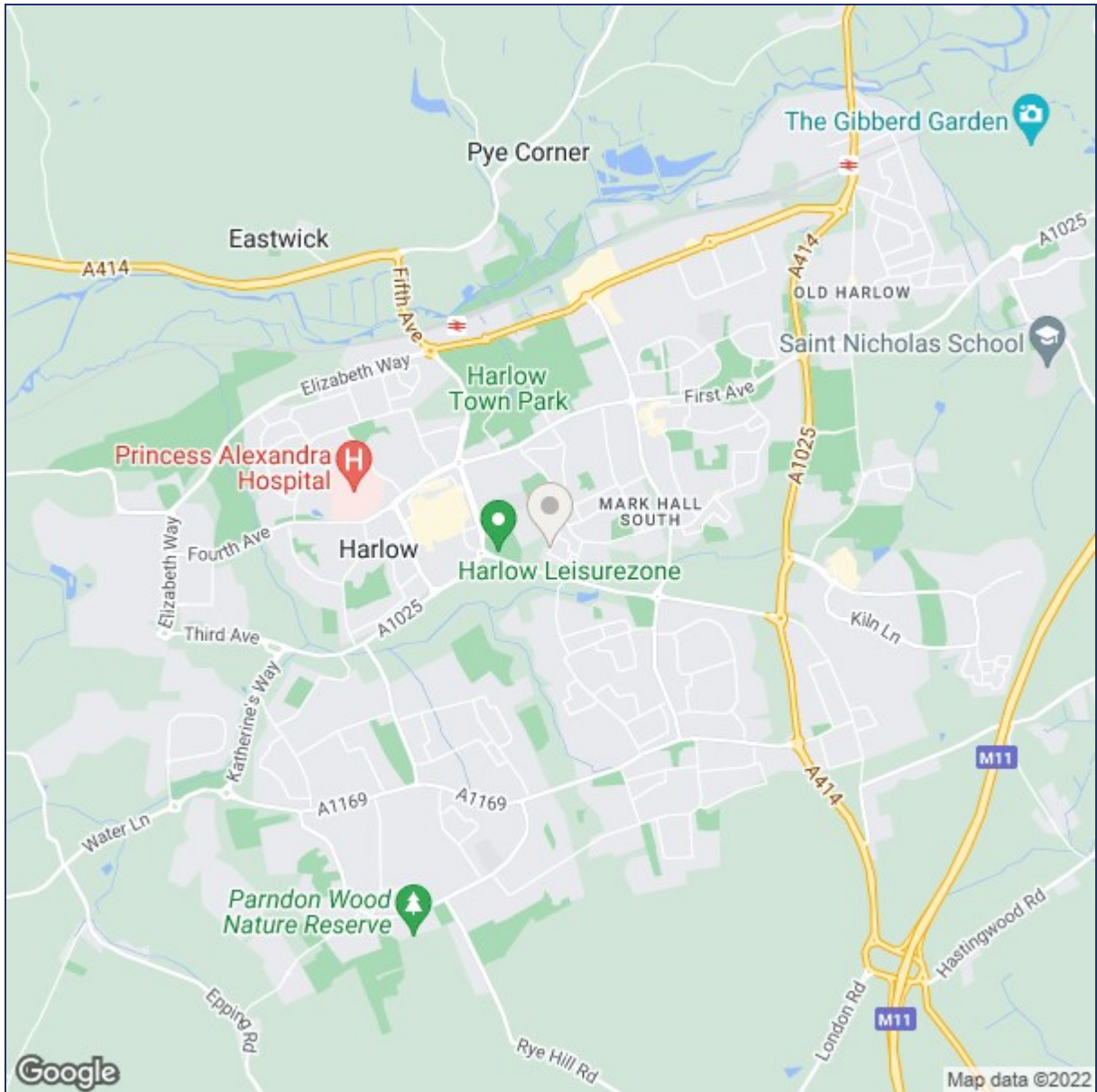


1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 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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("These details are correct at time of going to press").

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.

