



Halling Hill, Harlow, CM20 3JT Offers In Excess Of £310,000 Freehold

Kings Group Harlow are delighted to offer this CHAIN FREE END OF TERRACED TWO BEDROOM HOUSE LOCATED IN A VERY SOUGHT AFTER AREA.

This spacious home is being sold chain free and in our opinion would make an ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to add a ready to go property to their portfolio. Halling Hill has a lot of offer a new owner with the property benefitting from being located around all the required amenities and transport links a property needs for future growth and day to day life. One of the pros this property has to offer is the close proximity to some of the areas most popular schools such as Burn Mill Academy (0.13 miles), Hare Street Primary and Nursery (1 mile), Freshwaters Primary (0.22 miles), Cooks Spinney Primary Academy and Nursery (0.41 miles) and many more all within walking distance. Another benefit this property has to offer is the close proximity to public transport links with Harlow Town Station being just 0.7 miles away commuting into London is very easy and with local bus stops a stones throw from the front door commuting in and around Harlow and the surrounding areas is also very easy. Halling Hill also benefits from being able to access the M11, A414 and A10 in under 10 minutes allowing commuting around via a vehicle very simple. Local shops and amenities are also very close by with The Harvey Shopping Centre being just a 2 minute drive away there is an abundance of banks, restaurants, supermarkets and other high street shops all on offer, and with Princess Alexandra Hospital being under 1 mile away the property is surrounded by everything a home needs.

The property comprises of entrance hall with stairs to first floor and under stair storage, large through lounge with double doors leading to rear garden, kitchen, two double bedrooms and family bathroom, UPVC double glazed windows throughout, gas central heating (untested).

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Lounge / Diner 20'9 x 10'4 (6.32m x 3.15m)

UPVC double glazed window to front, UPVC double glazed double doors to rear, single radiator, carpeted, phone, TV and power points.

Kitchen 13 x 7'2 (3.96m x 2.18m)

UPVC double glazed window to rear, UPVC double glazed single door to rear, single radiator, lino flooring, range of wall and base units with roll top worksurfaces, tiled splash back, freestanding gas cooker, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, power points.

Bedroom One 9'4 x 13'6 (2.84m x 4.11m)

UPVC double glazed window to front, single radiator, carpeted, built in storage cupboard, power points.

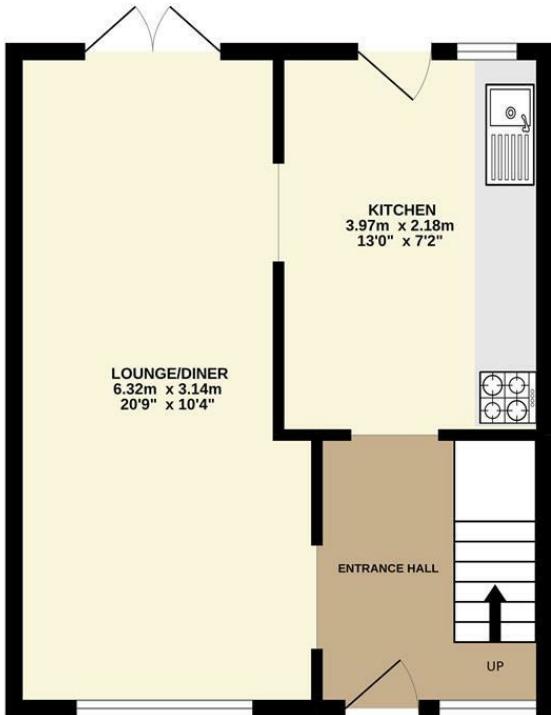
Bedroom Two 10 x 11'3 (3.05m x 3.43m)

UPVC double glazed window to rear, single radiator, carpeted, power points.

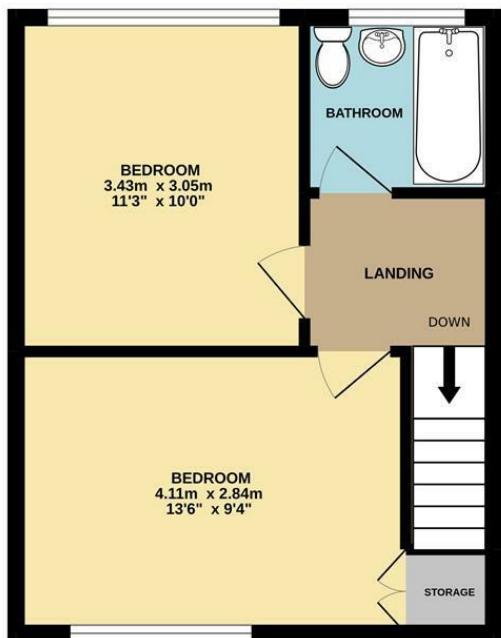
Bathroom 5'5 x 6'4 (1.65m x 1.93m)

UPVC double glazed opaque window to rear, single radiator, lino flooring, three piece bathroom suite comprising of panel enclosed bath, hand wash basin, low level WC, tiled splash backs.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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