



Deer Park, CM19 4LD  
Harlow

**kings**  
GROUP

kings  
GROUP



# Deer Park, CM19 4LD

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATLEY PRESENTED THREE BEDROOM, SEMI-DETACHED HOUSE FOR SALE IN THE SOUGHT AFTER LOCATION OF DEER PARK, HARLOW \*\*

Exclusive to Kings Group - This three bedroom semi-detached house is for sale located in the very popular Parks area of Harlow, Deer Park. This property is situated on a large corner plot with huge potential to extend further STPP. In our opinion this property would make the perfect family forever home due to its desirable location, size and potential. The property is less than 10 minutes walk to Jerouds Primary Academy and a 20 minute walk to Stewards Academy giving you great schooling for children. The property is also less than 30 minutes walk or 10 minutes drive to Harlow Town Centre where you will find 24-hour supermarket, variety of popular restaurants, range of high street shops and choice of affordable gyms.

The extended property comprises of front porch, spacious entrance hall, lounge / diner, kitchen, large rear extension being utilized as a dining room, downstairs cloakroom, the first floor comprises of spacious landing leading to three bedrooms all with fitted storage, first floor family bathroom with modern three piece suite and thermostatically controlled shower over the bath, good sized front and rear gardens, with separate decked BBQ area, insulated outbuilding which could be used as an office or a gym, driveway for two cars, garage and a workshop.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

## Offers In Excess Of £490,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- DRIVEWAY FOR TWO CARS
- INSULATED OUTBUILDING
- SOUGHT AFTER LOCATION
- IN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS

**Entrance Hallway 16'5" x 6'1" (5.02 x 1.86)**

Stairs leading to first floor landing, double glazed window to side aspect, double radiator, carpeted, smoke alarm

**Downstairs WC 5'11" x 2'7" (1.82 x 0.79)**

Double glazed opaque window to side aspect, tiled flooring, wash basin with vanity under unit, low level WC, tiled walls

**Lounge/Diner 29'0" x 19'2" (8.86 x 5.85)**

Double glazed bay window to front aspect, double radiator, carpeted, open style fireplace with wrought iron surround, phone point, TV aerial point, power points, coved ceiling, double doors leading to hallway, double doors leading to dining room

**Kitchen 11'2" x 10'6" (3.42 x 3.22)**

Double glazed window to side aspect, door leading to lounge, door leading to dining room, tiled flooring, tiled splash backs, range of base and wall units with roll top granite effect work surfaces, integrated electric oven, integrated gas hob, extractor hood, drainer unit, integrated fridge, integrated washing machine, integrated dish washer, spotlights, power points

**Dining Room 18'4" x 13'6" (5.60 x 4.12)**

Double glazed window to side aspect, double glazed door to side aspect, double glazed French doors to rear aspect, velux window, double radiator, laminate flooring, spotlights, power points

**Family Bathroom 7'4" x 6'0" (2.24 x 1.83)**

Double glazed opaque window to rear aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower over bath, wash basin with vanity under unit, low level WC, shaver point, tiled walls, spotlights

- CORNER PLOT
- GARAGE
- IMMACULATLEY PRESENTED
- EASY ACCESS TO A414 AND M11
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Master Bedroom 13'6" x 10'6" (4.12 x 3.21)**

Double glazed window to front aspect, double radiator, carpeted, fitted wardrobes, power points

**Bedroom Two 10'8" x 10'6" (3.27 x 3.21)**

Double glazed window to rear aspect, double radiator, carpeted, built in storage cupboard, power points

**Bedroom Three 10'0" x 7'4" (3.07 x 2.24)**

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





kings  
GROUP

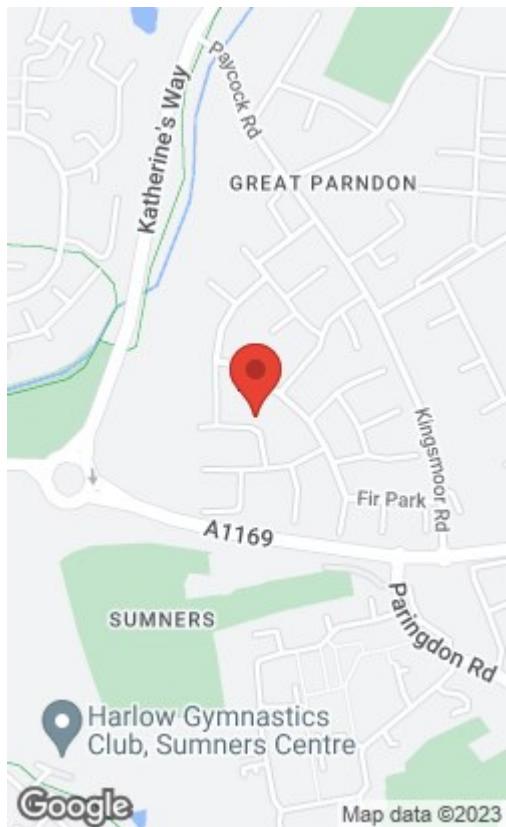


kings  
GROUP

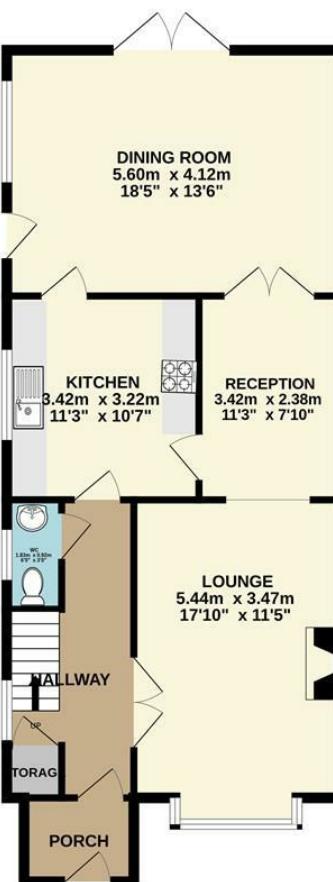


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

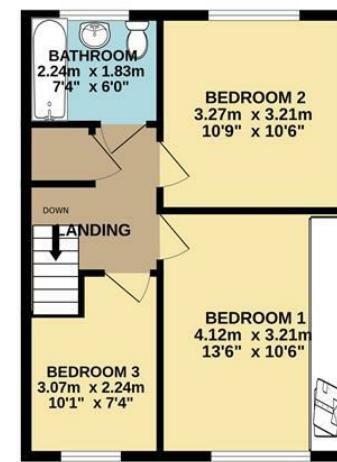
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



GROUND FLOOR  
73.1 sq.m. (787 sq.ft.) approx.



1ST FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 113.4 sq.m. (1220 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, 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.  
Made with Meirix ©2022

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. Note: These details are correct at time of going to press.