



Fennells, CM19 4RR
Harlow





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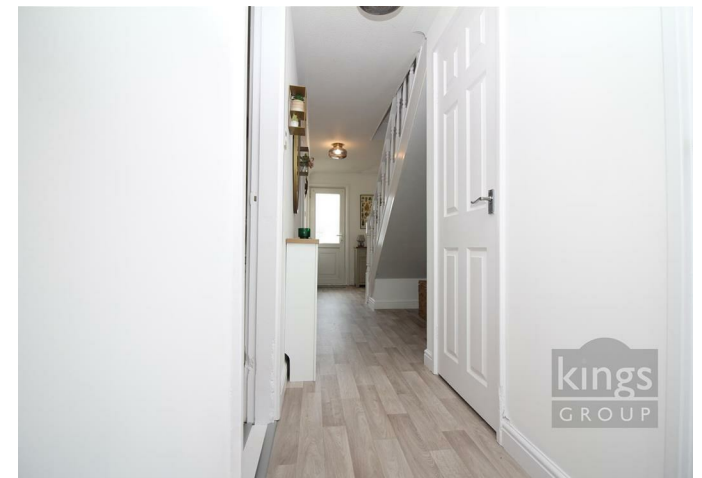
**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE BEDROOM MID TERRACE HOUSE FOR SALE IN FENNELLS HARLOW ****

This immaculately presented property would make an ideal family home for anyone either looking to get on the property ladder or someone looking for more space in a property. Fennells offers a wide range of benefits with the property being in a very popular location and being surrounded by local amenities and transport links such as Staple Tye Shopping Center (1 mile), Princess Alexandra Hospital (10 minutes drive away), A414 (5 minute drive away), M11 (5 Minute drive away), next to Parndon Wood Nature Reserve. Some of the areas most popular schools are also very close by with the property being under 1 mile away from up to 10 schools making the property perfect for a young growing family.

The accommodation comprises of porch entrance, downstairs W.C, large kitchen/diner, open plan lounge, conservatory with French doors leading to un-overlooked rear garden. The first floor comprises of three bedrooms, family bathroom with three piece suite. Externally the property comprises of a large rear garden with bar area and feature pond. There is also ample street parking available.

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

Offers In The Region Of £365,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **SPACIOUS KITCHEN/DINER**
- **DOWNSTAIRS W.C.**
- **AMPLE STREET PARKING**
- **EASY ACCESS TO A414 & M11**

Entrance Hall 25'40 x 5'96 (7.62m x 1.52m)

Open balustrade, stairs leading to first floor landing, double glazed opaque window to front aspect, textured ceiling, double radiator, Vinyl flooring.

Downstairs W.C 4'70 x 2'83 (1.22m x 0.61m)

Double glazed opaque window to front aspect, spotlights, single radiator, tiled flooring, wash basin with mixer tap, low level W.C.

Lounge 12'78 x 12'36 (3.66m x 3.66m)

Double radiator, laminate flooring, feature fireplace, wooden mantelpiece, phone point, TV aerial point, power points.

Kitchen/Diner 12'29 x 12'22 (3.66m x 3.66m)

Double glazed window to front aspect, double radiator, laminate flooring, tiled splash backs, base and wall units with roll top granite effect work surfaces, integrated cooker, electric oven, chimney style extractor fan, sink with double drainer unit, space for fridge freezer, plumbing for washing machine and dishwasher, coved ceiling, power points.

Conservatory 9'75 x 7'84 (2.74m x 2.13m)

Double glazed, double radiator, laminate flooring.

First Floor Landing 10'00 x 6'36 (3.05m x 1.83m)

Double radiator, carpeted flooring, coved textured ceiling.

Family Bathroom 7'04 x 6'36 (2.24m x 1.83m)

Double glazed opaque window to rear aspect, textured ceiling, tiled walls, heated towel rail, vinyl flooring, extractor fan, panel enclosed bath, electric shower, pedestal wash basin, low level W.C.

Bedroom One 12'20 x 10'84 (3.66m x 3.05m)

Double glazed window to rear aspect, textured ceiling,

- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **CONSERVATORY**
- **LARGE REAR GARDEN**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

double radiator, carpeted flooring, built in storage cupboard, TV aerial point, power points.

Bedroom Two 11'73 x 11'08 (3.35m x 3.56m)

Double glazed window to front aspect, textured ceiling, double radiator, carpeted flooring, power points.

Bedroom Three 7'73 x 7'67 (2.13m x 2.13m)

Double glazed window to rear aspect, coved textured ceiling, single radiator, laminate flooring, power points.





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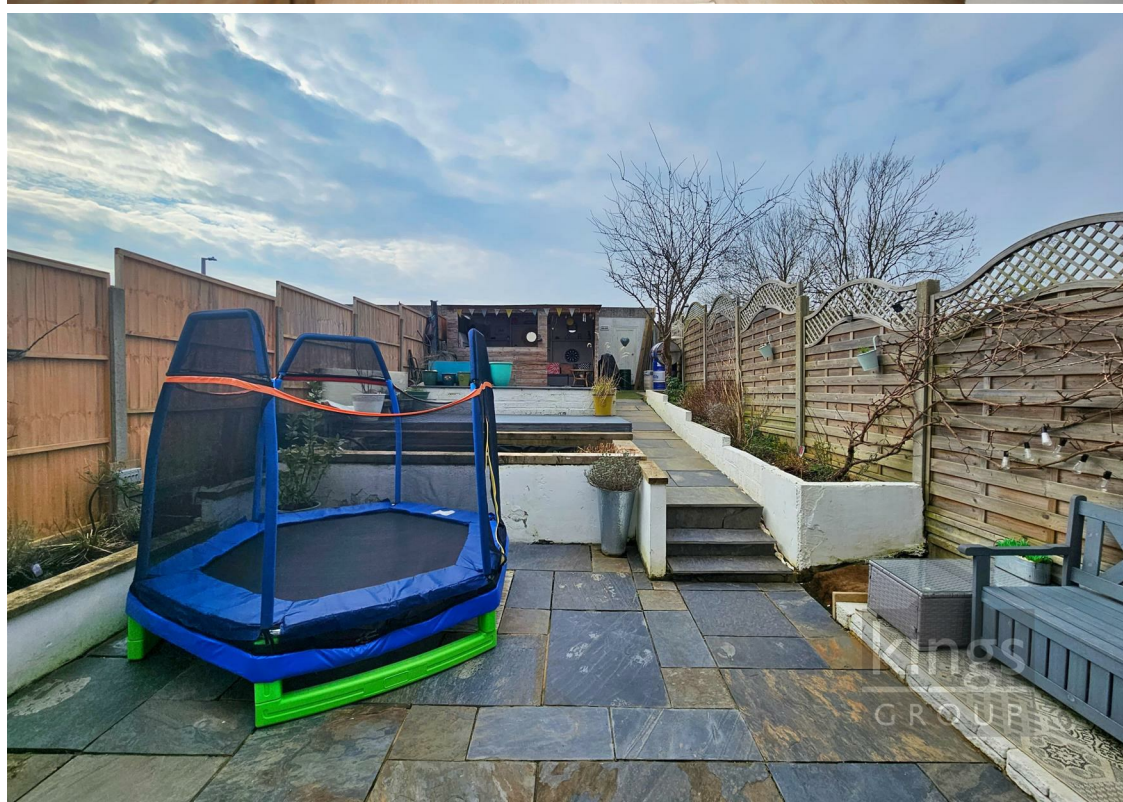
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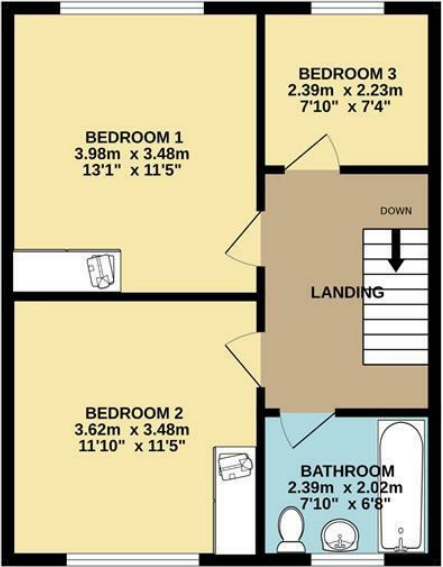


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
53.5 sq.m. (575 sq.ft.) approx.

1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 98.1 sq.m. (1056 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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