



Spinning Wheel Mead, CM18 7AE  
Harlow

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**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, TWO/THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN SPINNING WHEEL MEAD, HARLOW \*\***

Nestled in the charming area of Spinning Wheel Mead, Harlow, this delightful two/three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a spacious kitchen/diner, ideal for family meals and entertaining guests. The large rear garden provides a wonderful outdoor space for relaxation and play, making it a fantastic feature for families or those who enjoy gardening.

Inside, you will find two generously sized double bedrooms, one of which has been cleverly partitioned to create an additional room, offering flexibility for various living arrangements. The layout is designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Ample street parking is available, making it easy for residents and visitors alike. The location is particularly appealing, as it is situated close to good schools, shops, and various amenities, ensuring that all your daily needs are within easy reach.

This property presents an excellent opportunity for first-time buyers, families, or investors looking for a well-located home in Harlow. With its spacious interiors and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Call us now on 01279433033 to arrange your viewing.

## Offers In Excess Of £290,000



- TWO/THREE BEDROOM MID-TERRACE HOUSE
- SPACIOUS KITCHEN/DINER
- GOOD SIZED REAR GARDEN
- CLOSE TO SOUGHT AFTER SCHOOLS
- EASY ACCESS TO A414 & M11

- CHAIN FREE
- AMPLE STORAGE
- AMPLE STREET PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- COUNCIL TAX BAND - C

**Entrance Hallway 13'10 x 2'69 (4.22m x 0.61m)**

Laminate flooring, double radiator, stairs leading to first floor landing

**Lounge 17'19 x 10'41 (5.18m x 3.05m)**

Double glazed patio doors to rear aspect leading to rear garden, laminate flooring, double radiator, TV aerial point, phone point, power points, coved textured ceiling

**Kitchen/Diner 13'40 x 9'63 (3.96m x 2.74m)**

Double glazed window to front aspect, vinyl flooring, tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, integrated electric oven with gas hob, integrated extractor fan, textured ceiling, power points

**First Floor Landing**

Carpeted, airing cupboard

**Master Bedroom 10'99 x 9'79 (3.05m x 2.74m)**

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

**Family Bathroom 6'72 x 5'81 (1.83m x 1.52m)**

Double glazed opaque window to front aspect, tiled flooring, tiled walls, heated towel rail, panel enclosed bath with electric shower over bath, wash basin with vanity under unit, low level W.C.

**Bedroom Two 9'65 x 9'06 (2.74m x 2.90m)**

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

**Bedroom Three 9'16 x 7'24 (2.74m x 2.13m)**

Double glazed window to rear aspect, carpeted, double radiator, power points

EPC Rating - E

Council Tax Band - C

Construction Type - Brick Built



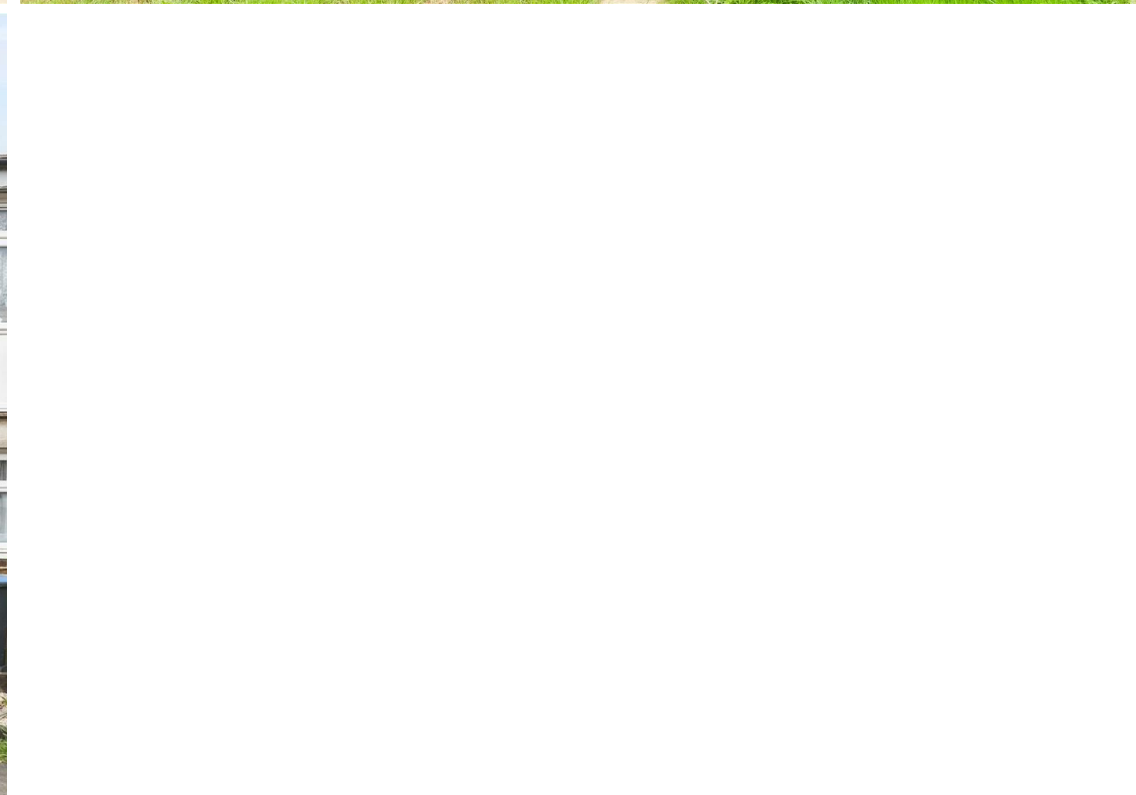










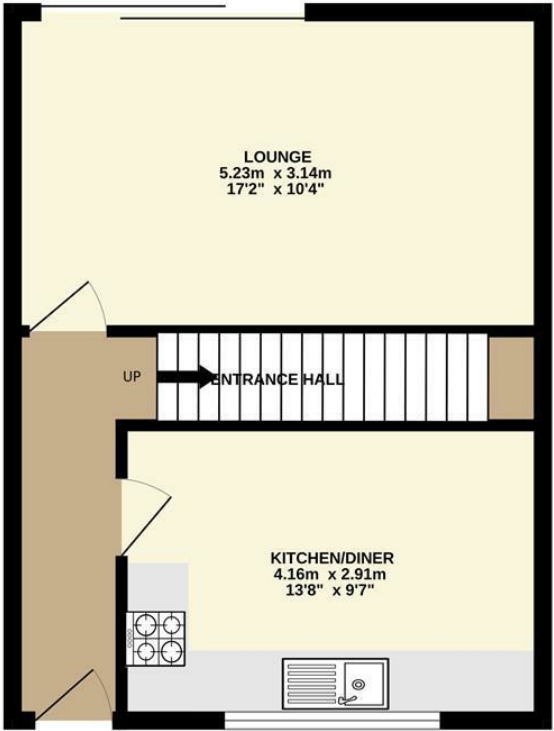




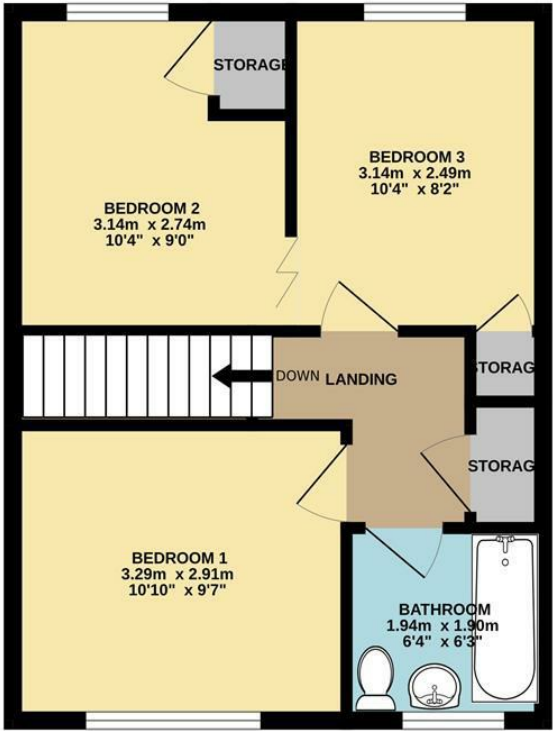
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

GROUND FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 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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