



Arkwrights, CM20 3ND  
Harlow







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# Arkwrights, CM20 3ND

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, WELL PRESENTED, FOUR BEDROOM, MID-TERRACE HOUSE IN THE POPULAR CM20 LOCATION OF ARKWRIGHTS, HARLOW \*\***

Welcome to this charming four-bedroom mid-terrace family home located in the sought-after area of Arkwrights, Harlow. This spacious property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a little extra room.

As you enter, you are greeted by a generous hallway that leads to two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the large open-plan kitchen and dining area, which is perfect for family gatherings and social occasions. The kitchen is designed to be both functional and inviting, ensuring that cooking and dining are a pleasure. The property boasts four good-sized bedrooms, offering plenty of space for family members or guests. Additionally, a downstairs cloakroom adds to the practicality of this lovely home. Step outside to discover a good-sized rear garden, complete with rear access, making it easy to enjoy outdoor activities or simply unwind in your private space. The property also benefits from ample street parking, a valuable feature in this desirable location. Situated in the CM20 area, this home is conveniently close to the town centre and the train station, providing easy access to local amenities and transport links. With the A414 and M11 nearby, commuting to London and beyond is straightforward. Furthermore, there is potential for further extensions, allowing you to tailor the property to your needs. In summary, this delightful terraced house in Arkwrights is a fantastic opportunity for those seeking a spacious family home in a prime location. Don't miss your chance to make this property your own.

Call us today on 01279 433 033 to arrange your viewing.

## Offers In The Region Of £399,500



- **FOUR BEDROOM MID-TERRACE HOUSE**
- **DOWNSTAIRS W.C.**
- **SPACIOUS LANDING**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **CLOSE TO HARLOW TOWN CENTRE AND TRAIN STATION**

#### **Entrance Hallway**

Double glazed windows to front and side aspect, stairs leading to first floor landing, storage cupboard, wooden flooring, coved ceiling, spotlights, door leading to W.C.

#### **Downstairs W.C.**

Tiled flooring, tiled walls, heated towel rail, extractor fan, pedestal style wash basin with mixer tap, low level flush W.C.

#### **Kitchen 12'7 x 10 (3.84m x 3.05m)**

Double glazed window to rear aspect, wooden flooring, tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, integrated electric oven, integrated gas hob, chimney style extractor fan, sink with double drainer unit, space for fridge/freezer, plumbing and space for washing machine and dishwasher, spotlights, power points

#### **Dining Room 12'7 x 7'10 (3.84m x 2.39m)**

Double glazed French doors to rear aspect leading to rear garden, wooden flooring, double radiator, spotlights, power points

#### **Lounge 19'4 x 10'4 (5.89m x 3.15m)**

Double glazed window to front aspect, double glazed French doors to rear aspect leading to rear garden, carpeted, TV aerial point, phone point, power points, double radiator, coved ceiling, electric fireplace (not working)

#### **First Floor Landing**

Carpeted, loft access

#### **Master Bedroom 14'3 x 9'1 (4.34m x 2.77m)**

Double glazed window to rear aspect, laminate flooring, double radiator, power points, coved ceiling

- **SPACIOUS THROUGHOUT**
- **LARGE OPEN PLAN KITCHEN/DINER**
- **FOUR GOOD SIZED BEDROOMS**
- **SOUGHT AFTER CM20 LOCATION**
- **EASY ACCESS TO A414 & M11**

#### **Bedroom Two 12 x 10'2 (3.66m x 3.10m)**

Double glazed window to rear aspect, laminate flooring, double radiator, power points, coved ceiling, storage cupboard

#### **Bedroom Three 10'3 x 9'8 (3.12m x 2.95m)**

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

#### **Bedroom Four 10'2 x 7'4 (3.10m x 2.24m )**

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

#### **Family Bathroom 9'1 x 5'2 (2.77m x 1.57m)**

Double glazed opaque window to rear aspect, tile flooring, tiled walls, spotlights, heated towel rail, low level flush W.C. panel enclosed bath with mixer tap and thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, LED mirror

#### **External**

Good sized rear garden with rear access, ample street parking

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - D

EPC Rating - C







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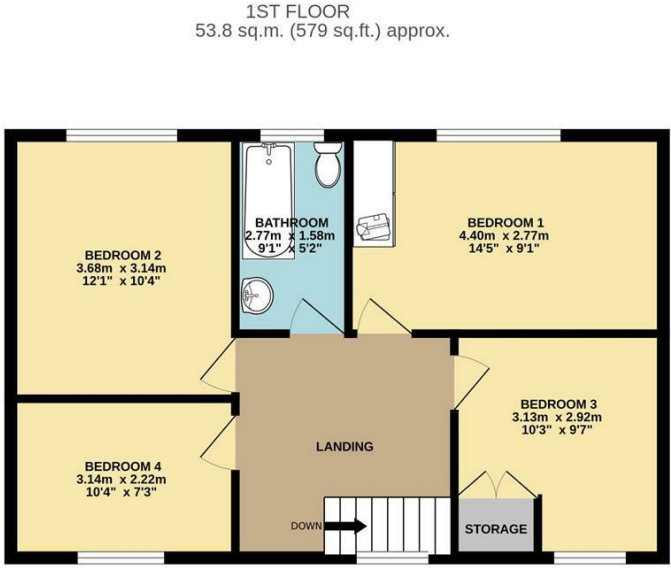








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(29-54) <b>E</b>			(29-54) <b>E</b>		
(21-28) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 103.1 sq.m. (1110 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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Unit 4 Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 433033  
E:  
www.kings-group.net

