



Kingsland, CM18 6XN  
Harlow





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# Kingsland, CM18 6XN

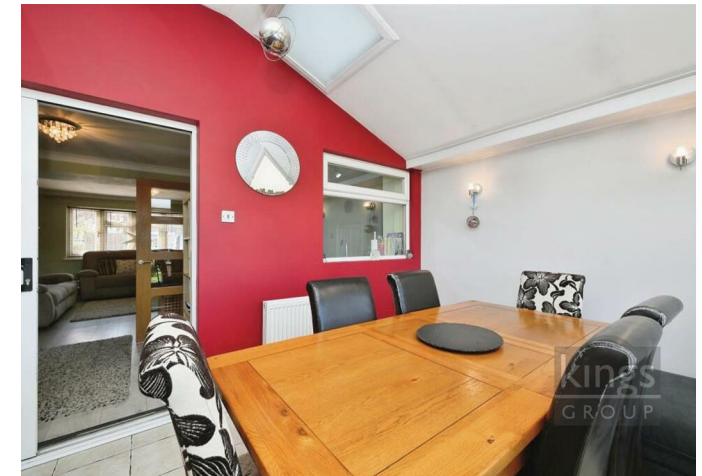
\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE BEDROOM MID TERRACE PROPERTY IN KINGSLAND, HARLOW \*\*

This spacious and well presented property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking for a easy purchase to add to their portfolio and achieve a great rental return. Kingsland offers a new owner a wide range of benefits such as being near some of the areas most popular and sought after schools such as Abbotsweld primary School (0.5 miles), St Luke's Catholic Primary School (0.2 miles), Harlow Fields School and College (0.5 miles) and many more all within walking distance making it ideal for families. Another benefit this home has to offer is being very close to the Harlow Town Center offering a wide range of supermarkets, restaurants, banks and many other high street shops within the Harvey Center and in the Town itself. Transport links are also very accessible with local bus stops being a short walk away commuting in and around the local area is very easy and with main roads such as A414, A10 and M11 all under a 5 minute drive away commuting in and out of London is also very easy.

The property comprises of large entrance hallway, spacious lounge/diner, modern kitchen, utility room, conservatory. Upstairs there are two double bedrooms and one single room, three piece modern family bathroom with electric shower, large rear garden with potential to extend and rear access. The property also has UPVC double glazed windows throughout, gas central heating and a driveway for two cars.

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

## Offers In The Region Of £375,000



- **THREE BEDROOM MID TERRACE HOUSE**
- **FITTED KITCHEN**
- **LARGE REAR GARDEN**
- **CLOSE TO LOCAL SCHOOLS**
- **EPC RATING C**

#### **Entrance Hallway**

Stairs leading to first floor landing, double glazed opaque window to front aspect, single radiator, tiled flooring

#### **Lounge 20'9" x 14'3" (6.35 x 4.36)**

Double glazed bay window to front aspect, double radiator, laminate flooring, phone point, TV aerial point, coved ceiling, double glazed sliding door leading to the conservatory

#### **Conservatory 15'5" x 11'10" (4.70 x 3.62)**

Double glazed window to rear aspect, fully insulated, double radiator, tiled flooring, power points, double glazed French doors leading to garden

#### **Kitchen 11'3" x 9'2" (3.45 x 2.80)**

Double glazed window to rear aspect, double radiator, tiled flooring, tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, space for gas cooker, integrated extractor fan, double drainer unit, space for fridge/freezer, plumbing for dishwasher, power points

#### **Utility Room 11'9" x 5'2" (3.60 x 1.60)**

Double glazed French door leading to garden, base and wall units with roll top granite effect work surfaces, plumbing for washing machine, power points

#### **Bathroom 8'2" x 6'6" (2.50 x 2.00)**

Double glazed opaque window to rear aspect, heated towel rail, vinyl flooring, panel enclosed bath with electric shower, pedestal wash basin with mixer tap, low level WC

#### **Master Bedroom 12'5" x 9'10" (3.80 x 3.00)**

Double glazed window to front aspect, single radiator, laminate flooring, fitted wardrobes, power points

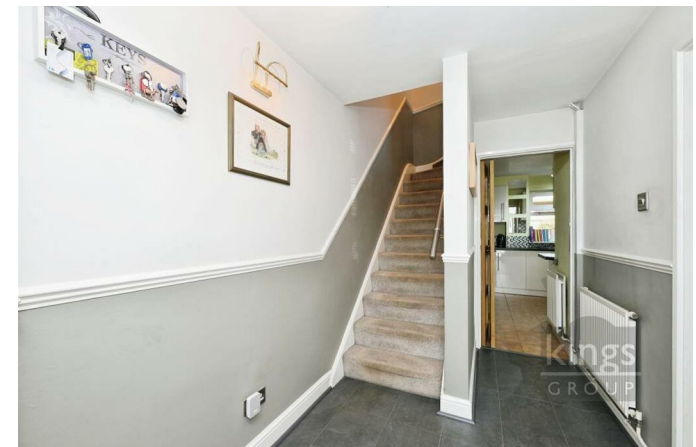
- **IMMACULATELY PRESENTED**
- **DRIVEWAY FOR TWO CARS**
- **SOUGHT AFTER LOCATION**
- **EASY ACCESS TO A414 & M11**
- **COUNCIL TAX BAND - C**

#### **Bedroom Two 12'3" x 10'2" (3.75 x 3.10)**

Double glazed window to rear aspect, single radiator, laminate flooring, fitted wardrobes, power points

#### **Bedroom Three 8'4" x 8'4" (2.55 x 2.55)**

Double glazed window to front aspect, single radiator, laminate flooring, fitted wardrobe, power points





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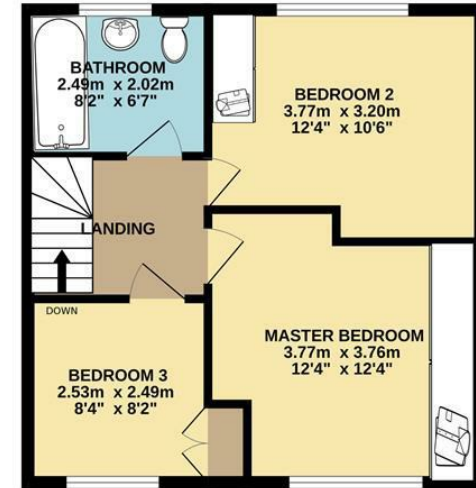
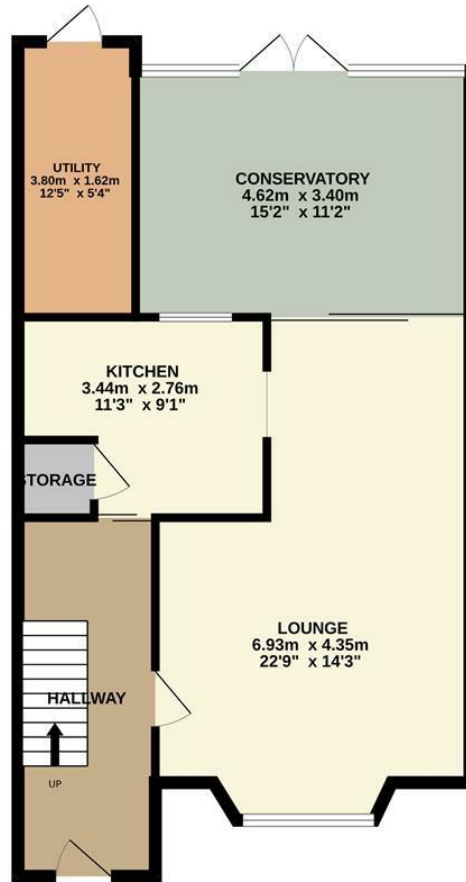


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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  
65.5 sq.m. (705 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 106.2 sq.m. (1144 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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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.

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