



The Downs, CM20 3RD  
Harlow









# The Downs, CM20 3RD

\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS SPACIOUS, THREE BEDROOM MID-TERRACE HOUSE, WITH THE POTENTIAL FOR A DRIVEWAY, IN THE POPULAR AREA OF THE DOWNS, HARLOW, CM20 \*\*

GUIDE PRICE £325,000 - £335,000.

Nestled in the desirable area of The Downs, Harlow, this charming three-bedroom mid-terrace house presents an excellent opportunity for those seeking a family home or a promising investment. The property boasts significant potential to be transformed into a delightful residence tailored to your tastes.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living for families or individuals alike. The property also includes a family shower room, ensuring convenience for daily routines.

One of the standout features of this home is the potential for a driveway, which is a rare find in this sought-after location. The property is within walking distance of Harlow Town Centre and the train station, making it ideal for commuters and those who enjoy the vibrancy of town life. Additionally, it is situated within the catchment area of several highly regarded schools, making it an attractive option for families with children.

With easy access to the A414 and M11, this property is well-connected for those who wish to explore the surrounding areas. This mid-terrace house is not just a home; it is a canvas awaiting your personal touch. Whether you are looking to create your dream family abode or seeking a sound investment, this property in The Downs is certainly worth considering.

To avoid disappointment please call us now on 01279433033 to arrange your viewing.

## Guide Price £325,000





- **SPACIOUS THREE BEDROOM MID-TERRACE HOUSE**
- **GUIDE PRICE £325,000 - £335,000**
- **CONSERVATORY**
- **THREE GOOD SIZED BEDROOMS**
- **SOUGHT AFTER CM20 LOCATION**

#### **Entrance Hallway 6'32 x 6'19 (1.83m x 1.83m)**

Carpeted, textured ceiling, single radiator, stairs leading to first floor landing

#### **Lounge 22'34 x 10'55 (6.71m x 3.05m)**

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to conservatory, carpeted, gas fireplace with stone surround, double radiator, coved textured ceiling, TV aerial point, phone point, power points

#### **Conservatory 8'83 x 9'72 (2.44m x 2.74m)**

Double glazed windows all around, French doors leading to rear garden, tiled flooring

#### **Dining Area 12'26 x 6'28 (3.66m x 1.83m)**

Double glazed window to front aspect, laminate flooring, under stairs storage cupboard, opening leading to kitchen, single radiator, power points, textured ceiling

#### **Kitchen 12'60 x 9'47 (3.66m x 2.74m)**

Double glazed window to rear aspect, double glazed door leading to rear garden, laminate flooring, a range of base and wall units with roll top work surfaces, integrated oven with gas hob, plumbing for washing machine, space for fridge/freezer, sink with single drainer unit, textured ceiling, power points

#### **First Floor Landing**

Carpeted, airing cupboard housing water cylinder, loft hatch, doors leading to bedrooms and family shower room

#### **Master Bedroom 12'60 x 10'81 (3.66m x 3.05m)**

Double glazed window to front aspect, carpeted, single radiator, textured ceiling, power points

- **POTENTIAL FOR DRIVEWAY (STPP)**
- **TWO RECEPTION ROOMS**
- **FANTASTIC POTENTIAL**
- **REAR GARDEN**
- **WALKING DISTANCE OF HARLOW TOWN CENTRE AND TRAIN STATION**

#### **Bedroom Two 12'22 x 9'42 (3.66m x 2.74m)**

Double glazed window to rear aspect, carpeted, single radiator, power points, textured ceiling

#### **Bedroom Three 12'20 x 8'29 (3.66m/6.10m x 2.44m)**

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

#### **Family Shower Room 7'90 x 5'75 (2.13m x 1.52m)**

Double glazed opaque window to rear aspect, tiled walls, vinyl flooring, heated towel rail, walk in double shower cubicle with thermostatically controlled shower. textured ceiling, low level W.C. wash basin with mixer tap and vanity under unit

#### **External**

Potential for driveway (STPP). ample street parking, rear garden

EPC Rating - TBC  
Council Tax Band - C









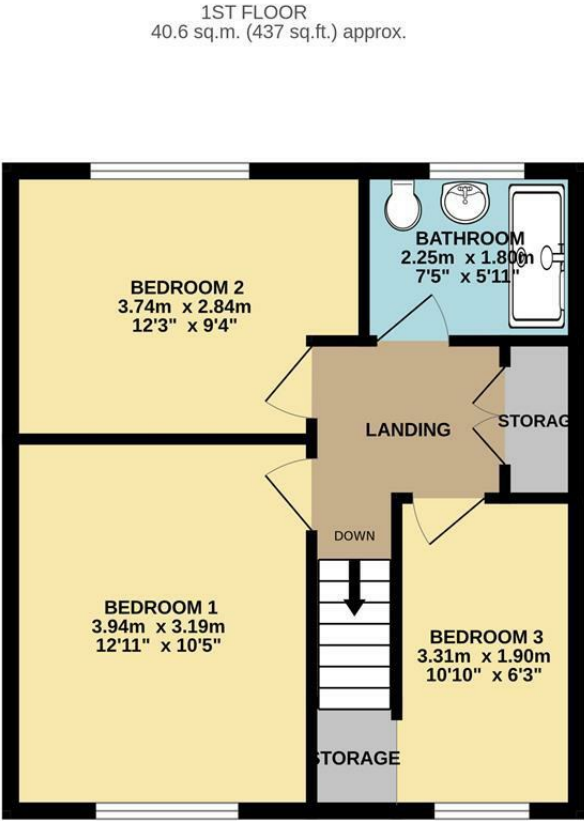
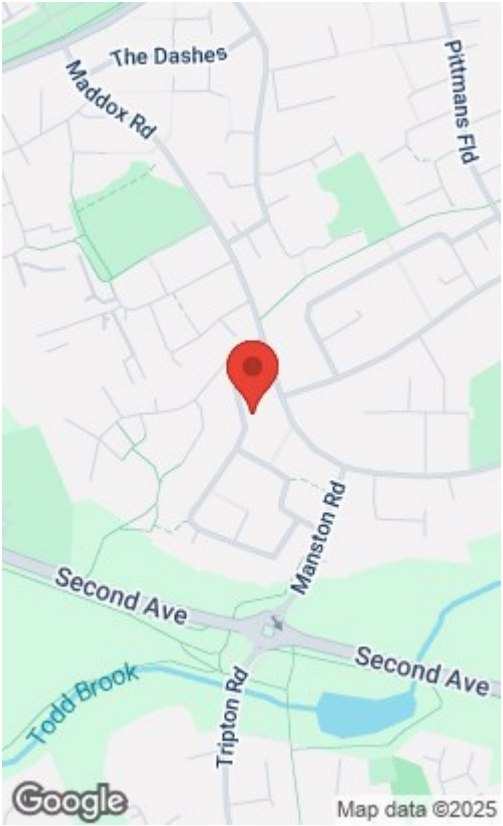








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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 : 90.4 sq.m. (973 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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