



Berecroft, CM18 7SD
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE FOR SALE IN BERECHROFT, HARLOW ****

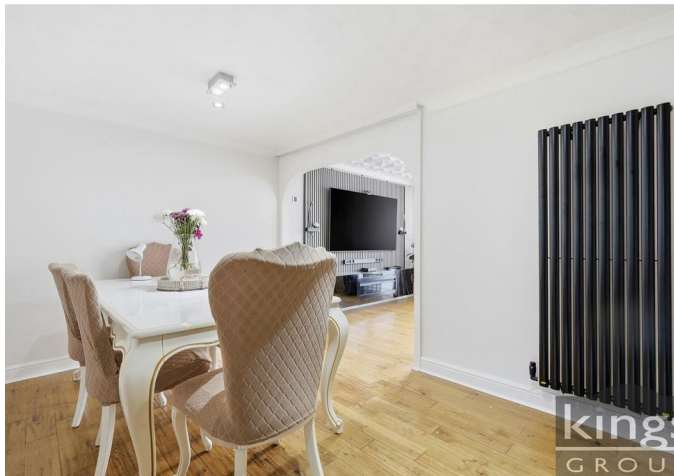
In our opinion, this spacious property would make an ideal first time buyer purchase for anyone looking to get on the property ladder, or any investor looking to add to their portfolio.

The property is close to all of the local amenities with Staple Tye Shopping Centre accessible at a 13 minute walk or 2 minutes drive (0.6 miles). Here you will find supermarket, choice of takeaway restaurants, salon, pharmacy and the Lister Medical Centre. Ideally located for commuters this property is a 10 minute drive away (2.9 miles) from Harlow Town Train Station giving you access into London, Cambridge and Stansted Airport. You also have great bus route connections from Berecroft as well as the M11 being less than 10 minutes drive away (2.6 miles) for further connections into London, Stansted Airport and other major cities.

The property comprises entrance hall, downstairs cloakroom, large storage cupboards, kitchen, dining room, living room with French doors leading to rear garden. The first floor comprises of a modern family bathroom with three piece suite and three good sized bedrooms. The property also benefits from an un overlooked rear garden, external storage and ample parking.

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

Offers In Excess Of £260,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **TWO RECEPTION ROOMS**
- **THREE GOOD SIZED BEDROOMS**
- **AMPLE PARKING BAYS**
- **EASY ACCESS TO A414 & M11**

Hallway

Wooden flooring, storage cupboard, stairs leading to first floor landing

Kitchen 10'2" x 7'2" (3.1 x 2.2)

Double glazed window to front aspect, tiled flooring, tiled walls, a range of base and wall units with roll top work surfaces, sink with double drainer unit, space for fridge/freezer, plumbing for washing machine, integrated electric cooker with gas hob, chimney style extractor fan, power points

Downstairs W.C. 6'6" x 3'3" (2 x 1)

Double glazed opaque window to front aspect, wooden flooring, low level flush W.C. hand wash basin

Dining Area 14'9" x 9'2" (4.5 x 2.8)

Wooden flooring, radiator, power points, coved textured ceiling

Lounge 18'4" x 10'9" (5.6 x 3.3)

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

First Floor Landing

Wooden flooring, coved ceiling, spotlights

Master Bedroom 12'5" x 11'5" (3.8 x 3.5)

Double glazed window to rear aspect, wooden flooring, single radiator, spotlights, power points, coved ceiling

Bedroom Two 14'1" x 9'2" (4.3 x 2.8)

Double glazed window to front aspect, wooden flooring, coved ceiling, spotlights, single radiator, power points

- **WELL PRESENTED THROUGHOUT**
- **DOWNSTAIRS CLOAKROOM**
- **LOW MAINTAINENCE REAR GARDEN**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **CLOSE TO EPPING UNDERGROUND STATION**

Bedroom Three 9'2" x 7'10" (2.8 x 2.4)

Double glazed window to rear aspect, wooden flooring, single radiator, power points, built in storage cupboard

Family Bathroom 6'10" x 6'6" (2.1 x 2)

Double glazed opaque window to front aspect, panel enclosed bath with mixer tap, electric shower over bath, pedestal style wash basin with mixer tap, low level flush W.C. tiled walls, tiled flooring, spotlights, single radiator

External

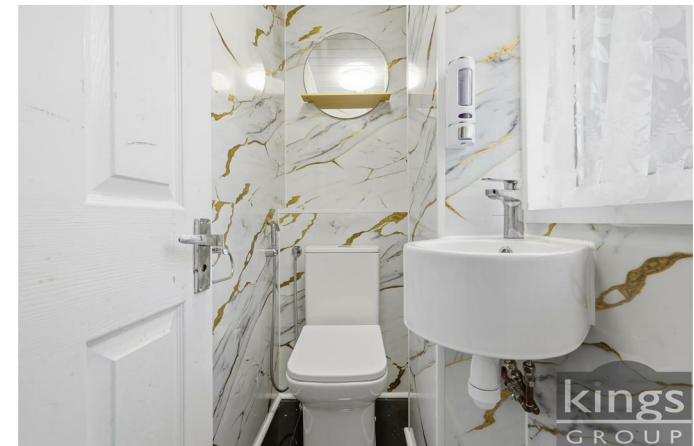
Rear garden with artificial lawn and patio area, ample parking bays

Tenure - Freehold

Construction Type - Non standard construction - Timber framed

Council Tax Band - B

EPC Rating - D





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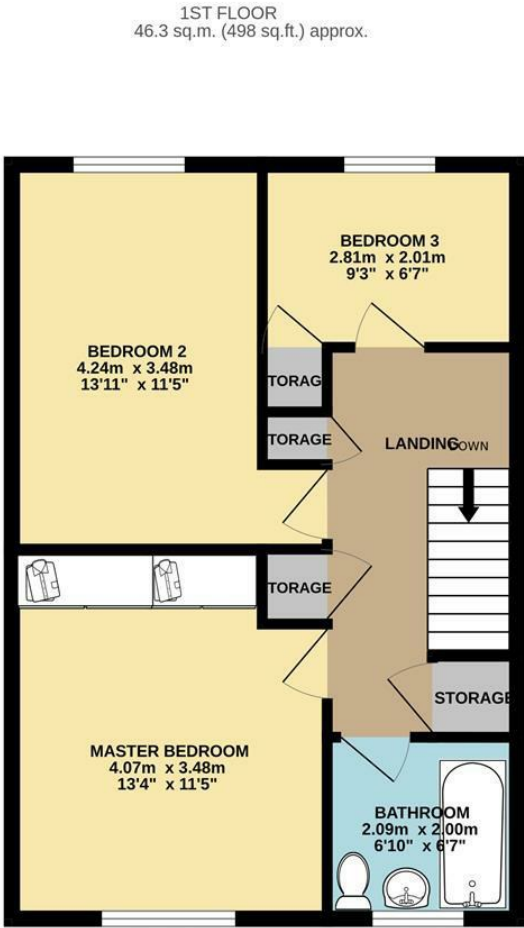
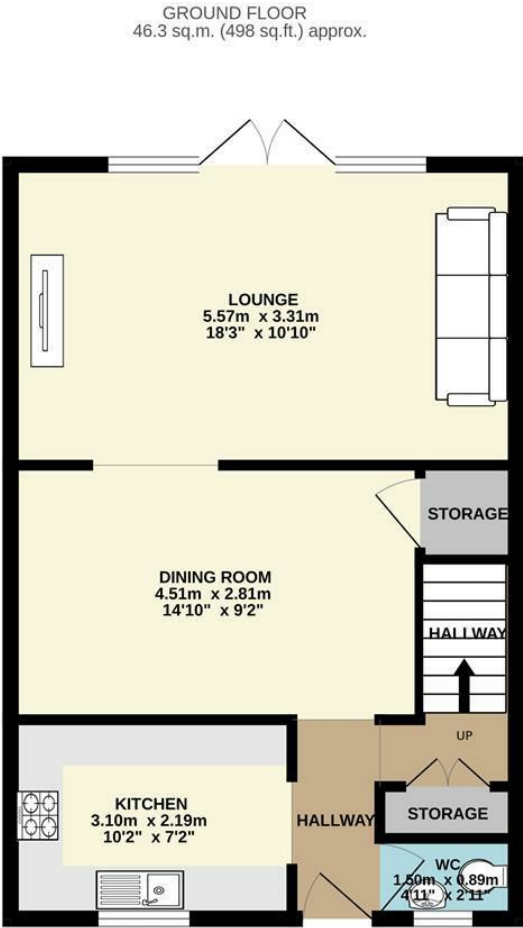


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

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	



TOTAL FLOOR AREA : 92.6 sq.m. (996 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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