



www.kings-group.net

19 Eastgate
Harlow CM20 1HP
Tel: 01279 433033

**Lodge Hall, Harlow, CM18 7SU
Offers In The Region Of £350,000**

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS FOUR BEDROOM, SEMI-DETACHED HOUSE FOR SALE IN LODGE HALL, HARLOW ****

This spacious four bedroom semi-detached house is an ideal family home or investment with the property suiting a growing family or a first time buyer looking to get onto the property ladder. Lodge Hall offers a new owner great access to some of the areas most popular and sought after schools such as Latton Green Primary Academy (0.8 miles), Stewards Academy (0.8 miles), Longwood Primary Academy and Nursery (0.5 miles), St James Primary School (0.6 miles) and many more all within walking distance. The property also benefits from having easy access to commute links such as being under a 10 minute drive to both the A10 and M11 giving you direct access into London, Cambridge and Stansted Airport making it perfect for commuters. Local shops and amenities are also very close by with Staple Tye Shopping Centre being less than 15 minutes walk away giving you access to all of the local amenities including supermarkets, variety of takeaway restaurants, pharmacy and salon, as well as the Lister Medical Centre and Pardon Wood Nature Reserve. Harlow Town Center is also just a short drive away offering a wider range of shops, supermarkets and restaurants all very close by to the property.

The property comprises of an entrance hallway, spacious lounge/diner, downstairs WC, ample storage cupboards, good sized kitchen and rear extension. The first floor comprises of four bedrooms and a family bathroom. Externally the property benefits from a good sized rear garden with rear access and a garage to the rear with driveway. This property has further potential to be extended to the side and into the loft (STPP).

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



Entrance Hallway

14'72 x 7'35 (4.27m x 2.13m)

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

Downstairs W.C.

5'76 x 4'84 (1.52m x 1.22m)

Double glazed opaque window to front aspect, tiled walls, tiled flooring, textured ceiling, extractor fan, pedestal style wash basin with mixer tap, low level W.C.

Lounge/Diner

21'68 x 13'21 (6.40m x 3.96m)

Double glazed window to front aspect, double glazed patio doors leading to second reception room, textured ceiling, carpeted, double radiator, phone point, TV aerial point, power points

Kitchen

12'02 x 10'93 (3.71m x 3.05m)

Single glazed window to side aspect, door leading to lounge, double glazed door to rear aspect leading to second reception room, tiled flooring, tiled walls, a range of base and wall units with roll top work surfaces, integrated cooker with extractor fan, integrated gas hob, integrated dishwasher. space for fridge/freezer, plumbing for washing machine, sink with double drainer unit

Second Reception Room

21'61 x 9'01 (6.40m x 2.77m)

Double glazed windows to side and rear aspect, double glazed French doors leading to rear garden, part tiled, part carpeted flooring, double radiator, power points

First Floor Landing

Carpeted, loft hatch

Master Bedroom

11'76 x 9'67 (3.35m x 2.74m)

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

Bedroom Two

11'81 x 10'39 (3.35m x 3.05m)

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

Bedroom Three

8'24 x 7'73 (2.44m x 2.13m)

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

Bedroom Four

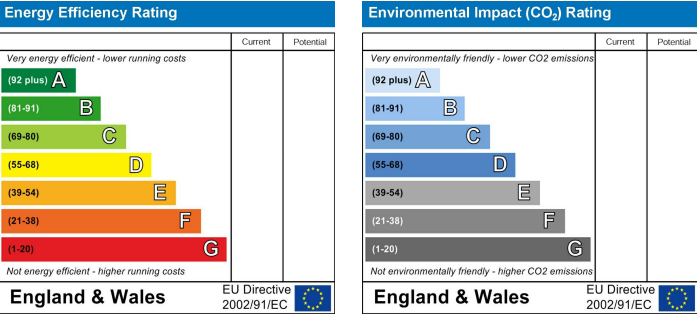
11'46 x 7'50 (3.35m x 2.13m)

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

Family Bathroom

8'52 x 5'52 (2.44m x 1.52m)

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

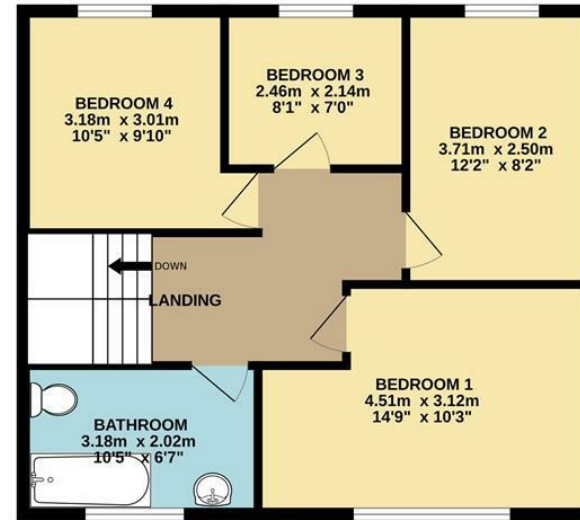




GROUND FLOOR
76.2 sq.m. (820 sq.ft.) approx.



1ST FLOOR
52.5 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA: 128.7 sq.m. (1385 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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