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## Brockles Mead, CM19 4QD



**£310,000 Freehold**



Kings Group are delighted to offer this CHAIN FREE SPACIOUS THREE BEDROOM TOWN HOUSE for sale located in Brockles Mead, Harlow.

**\*\*OPEN DAY SATURDAY 16TH VIA APPOINTMENT ONLY PLEASE CONTACT US TO ARRANGE AN APPOINTMENT LIMITED TIME SLOTS AVAILABLE \*\***

In our opinion this spacious property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to add an fantastic property to their portfolio this is due to the property offering a wide range of benefits to a new owner. One of the benefits Brockles Mead has to offer is being close to local shops and amenities with Staple Tye Shopping Centre being just a short drive away there is a variety of supermarket, takeaway restaurants, salon, pharmacy and the Lister Medical Centre very close by, A new owner also benefits from having some of Harlows most popular schools nearby with Stewards Academy being less than 10 minutes walk away and Kingsmoor Academy less than 5 minutes walk away making it ideal for anyone with young children. Public transport links are al so very accessible with Harlow Town Train Station is less than 10 minutes drive away, giving you direct links to London, Cambridge and Stansted Airport and with local bus stops being a stones throw away commuting in and around the local area is very easy



The property comprises of lounge, kitchen/diner, three double bedrooms, family bathroom, downstairs WC, rear garden, driveway to front, internal garage, UPVC double glazed windows throughout.

**Lounge 14 x 13'9**

UPVC double glazed window to front, single radiator, carpeted, phone, TV and power points.

**Kitchen / Diner 9'6 x 13'9**

UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, single radiator, tiled flooring, range of wall and base units with roll top work surfaces, space for cooker, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, power points.

**Downstairs WC 7'6 x 2'6**

UPVC double glazed opaque window to front, carpeted, low level WC, hand wash basin with vanity unit under.

**Bedroom One 9'8 x 13'9**

UPVC double glazed window to rear, carpeted, single radiator, built in storage, power and TV points

**Bedroom Two 9'8 x 13'9**

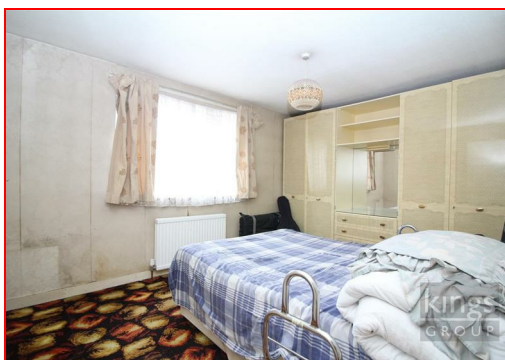
UPVC double glazed window to front, carpeted, single radiator, built in wardrobe, power and TV points

**Bedroom Three 9'8 x 13'9**

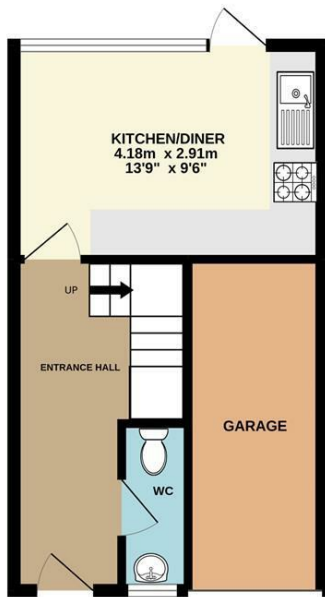
UPVC double glazed window to rear, carpeted, single radiator, power and TV points

**Bathroom 6'9 x 6'5**

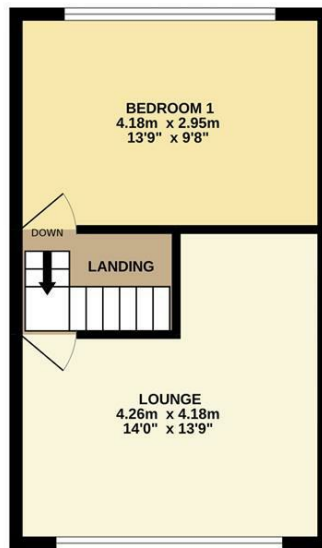
Three piece bathroom suite comprising of panel enclosed bath, electric shower attachment, low level WC and hand wash basin with vanity unit under, lino flooring, part tiled walls, storage cupboard.



GROUND FLOOR



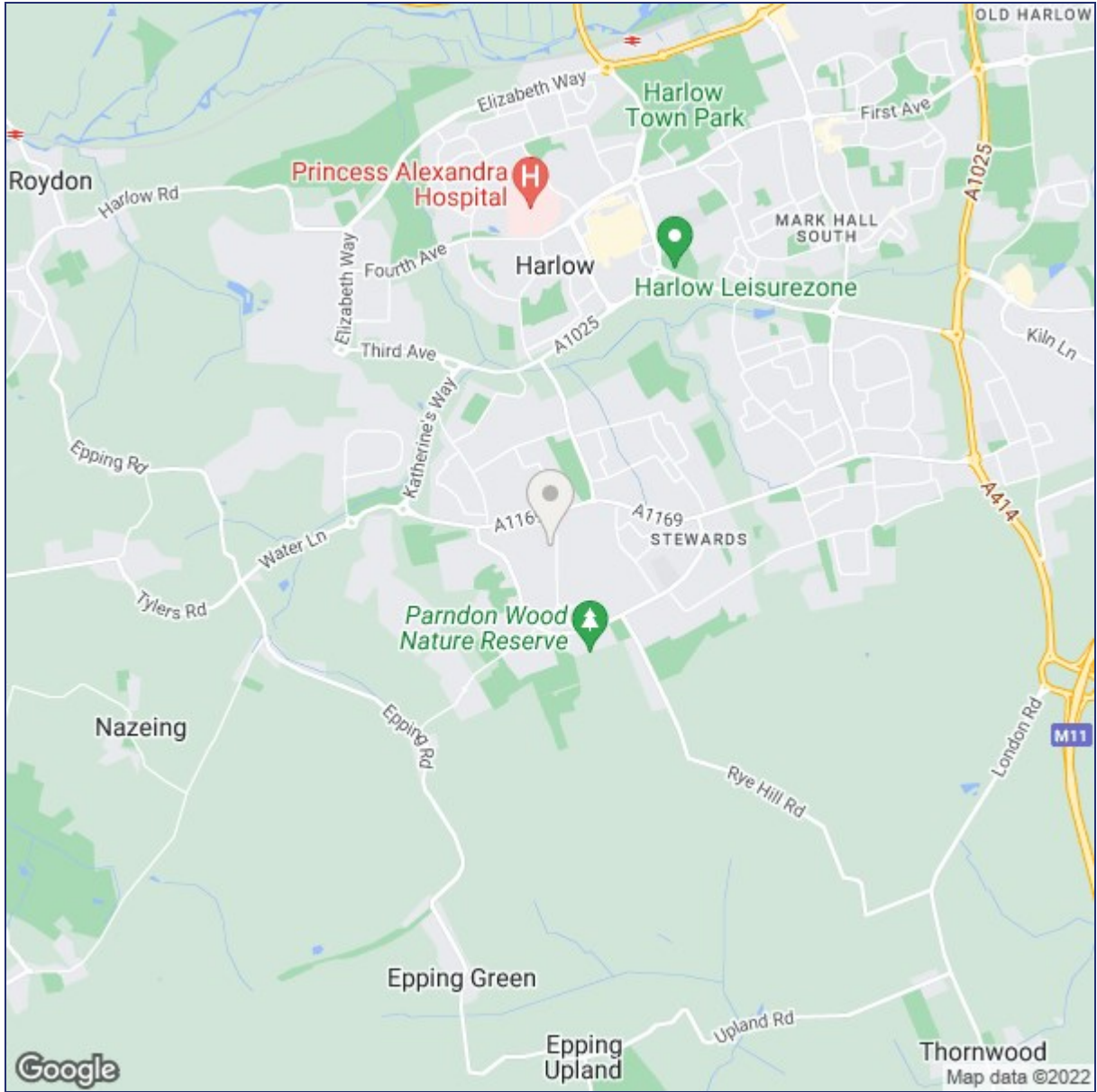
1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>		
(21-38) <b>F</b>			(21-38) <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	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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.

