



Bynghams, CM19 5NR
Harlow





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GUIDE PRICE £350,000 - £375,000

Kings Group- Harlow are delighted to present to the market this, FOUR BEDROOM MID TERRACE HOUSE situated in the ever so popular Katherines area of Harlow, Bynghams. In our opinion, we believe this property would be an idea purchase for a first time buyer or an investor.

To the ground floor you will be greeted by an inviting entrance hall leading through to a spacious Lounge/Diner which is ideal for relaxing and entertaining, and a modern fitted kitchen benefiting from a range of wall and base units.

To the first floor, you will find two bedrooms and a shower room. On the second floor you have a further two bedrooms and another shower room.

The property also benefits from having a secluded low maintenance rear garden with rear access and a garage en bloc.

Bynghams is thoughtfully situated within close proximity to local Schools such as Katherines Primary Academy and Nursery (0.09 miles), Water Lane Primary School (0.68 miles), Milwards Primary (0.91 miles), Jerounds Primary (0.53 miles) and many more all within a short drive or walk away. Bynghams also offers a new owner great commute links with the A414, A10 and M11 all being under a 10 minute drive away and with local bus routes just walking distance from the property commuting around the local area and in and out of London is very easy. Local shops and amenities are also close by with Staple Tye Shopping Center being just a 5 minute drive away there is a wide range of high street shops and supermarkets on offer, The Harvey Center located in Harlow's Town center is also under a 10 minute drive away offering an even wider range of high street shops, restaurants and supermarkets.

This property is not to be missed! To find out more information or to arrange a viewing, Call Kings Group Today on 01279 433 033.

Guide Price £350,000



- **FOUR BEDROOM MID-TERRACED HOUSE**
- **SPACIOUS THROUGHOUT**
- **TWO BATHROOMS**
- **REAR ACCESS**
- **GARAGE EN BLOC**

Entrance Hallway

Carpeted, stairs leading to first floor landing

Kitchen 11'2 x 5'10 (3.40m x 1.78m)

Double glazed window to front aspect, tiled flooring, electric oven and hob, extractor fan, space for fridge freezer, plumbing for washing machine, a range of base and wall units with granite effect roll top work surfaces, power points

Lounge 17'4 x 11'9 (5.28m x 3.58m)

Double glazed patio doors to rear aspect leading to rear garden, carpeted, double radiator, power points, phone point, TV aerial point

First Floor Landing

Carpeted, stairs leading to second floor landing

Master Bedroom 12 x 10'10 (3.66m x 3.30m)

Double glazed window to rear aspect, carpeted, double radiator, power points

Bedroom Two 11'9 x 10'05 (3.58m x 3.18m)

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

Shower Room

Double shower unit, extractor fan, wash basin with vanity under unit, low level W.C. heated towel rail, tiled walls, tiled flooring

Second Floor Landing

Carpeted

Bedroom Three 10'01 x 9'3 (3.07m x 2.82m)

Double glazed window to rear aspect, carpeted, double radiator, power points

- **LOFT CONVERSION**
- **MODERN KITCHEN**
- **SECLUDED REAR GARDEN**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Bedroom Four 9'6 x 8 (2.90m x 2.44m)

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

Shower Room

Shower cubicle, extractor fan, tiled walls, tiled flooring, wash basin with vanity under unit, low level W.C. heated towel rail








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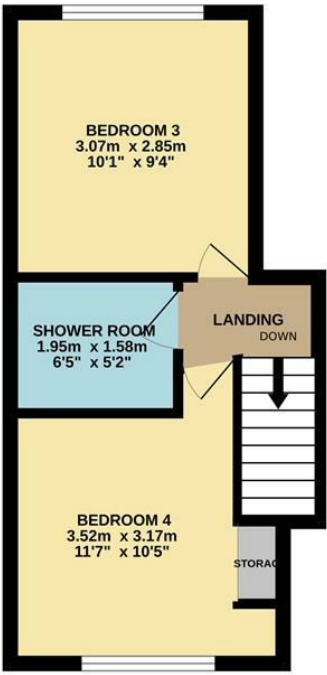
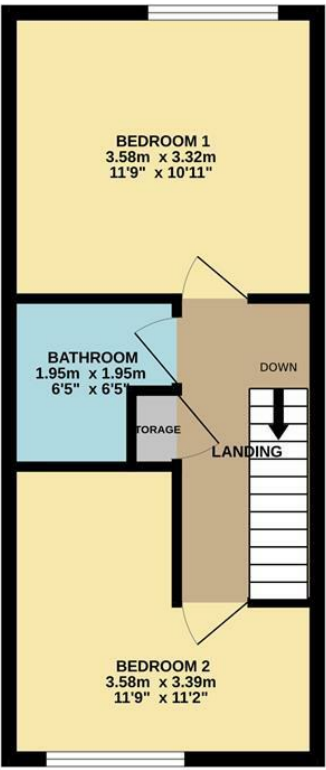
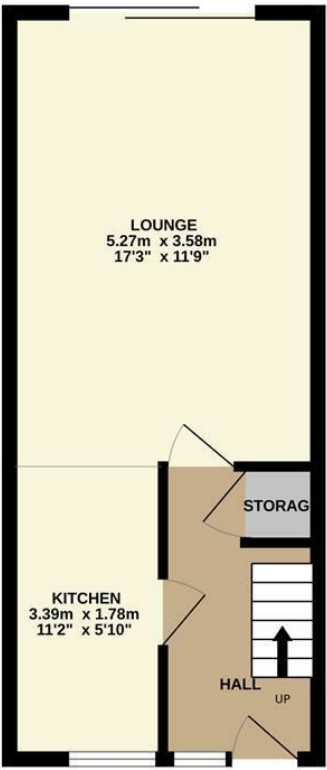
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.

1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.

2ND FLOOR
24.1 sq.m. (260 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 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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