



Byngams, CM19 5NR  
Harlow

**kings**  
GROUP



kings  
GROUP

# Bynghams, CM19 5NR

\*\*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 ideal 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), Jerouds 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 Ty 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



kings  
GROUP



kings  
GROUP



kings  
GROUP



kings  
GROUP

- 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



kings  
GROUP

kings  
GROUP

kings  
GROUP



kings  
GROUP



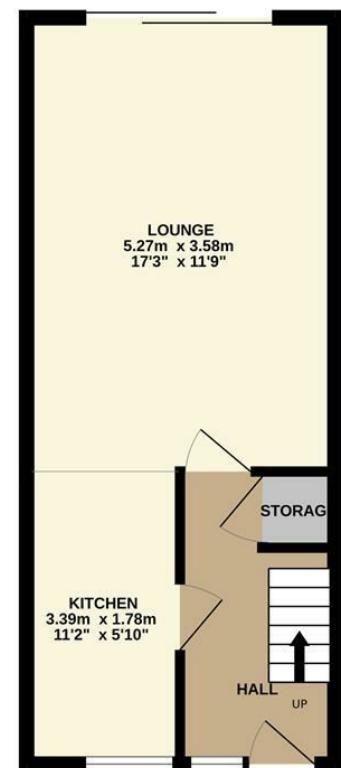
kings  
GROUP



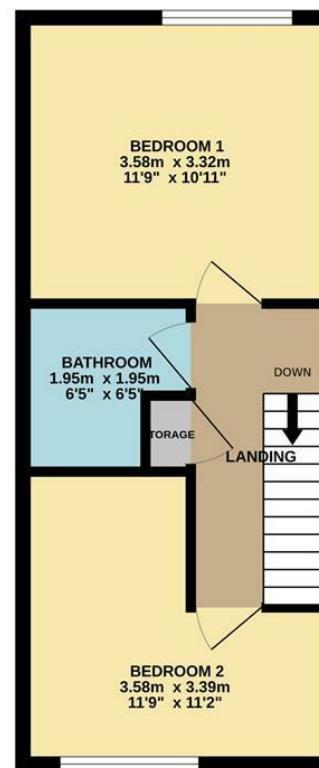
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



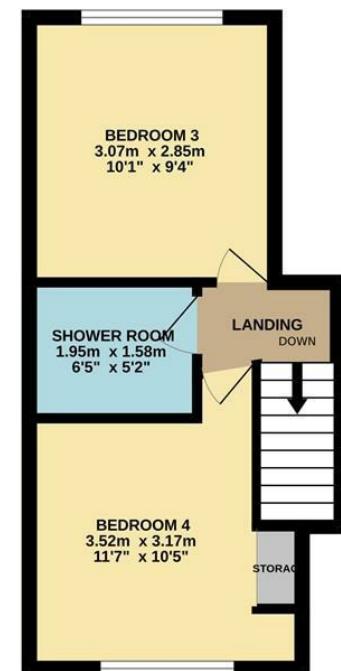
GROUND FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



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.

Made with Metropix ©2024

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.



19 Eastgate, Harlow, Essex, CM20 1HP  
T: 01279 433033  
E:  
[www.kings-group.net](http://www.kings-group.net)

