



The Downs, CM20 3RF
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN THE DOWNS, HARLOW **

In our opinion this property would make an ideal purchase for any first time buyer looking to get onto the property ladder or alternatively the perfect investment for those looking to add another property to their portfolio.

This house is ideally located in the heart of all the local amenities including Harlow Town Train Station which is a 27 minute walk (1.3 miles) or 5 minute drive (1.4 miles) away, giving you direct access into London, Cambridge and Stansted Airport, it is also just a 22 minute walk (1.1 miles) or 5 minute drive (1.3 miles) to Princess Alexandra Hospital. The Town center is also on your doorstep just 12 minutes walk (0.6 miles) or 5 minute drive (1.0 mile) away where you will find 24 hour supermarket, variety of popular restaurants, range of high street shops, salons, cinema and a choice of affordable gyms.

For any young families, you have The Downs Primary School less than 10 minute walk or 3 minute drive (0.4 miles) and for older children Burnt Mill Academy is a 16 minute walk (0.8 miles) or 4 minute drive (0.9 miles).

The property comprises entrance hall, lounge/diner, fully fitted modern kitchen, three double bedrooms and a family bathroom. The property also benefits from ample storage throughout, approximately 60ft rear garden with large insulated summer house. There is also ample street parking to the front of the property and garages available to rent from Harlow Council.

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

Offers In The Region Of £350,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **NEWLY FITTED KITCHEN**
- **LARGE INSULATED SUMMER HOUSE IN GARDEN**
- **AMPLE STREET PARKING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Entrance Hallway 6'29 x 6'11 (1.83m x 2.11m)

Double glazed window to front aspect, laminate flooring, stairs leading to first floor landing

Lounge/Diner 21'99 x 10'64 (6.40m x 3.05m)

Double glazed bay window to front aspect, double glazed French Doors leading to conservatory, spotlights, double radiator, laminate flooring, feature fireplace with wooden surround, TV aerial point, power points

Conservatory 10'00 x 8'17 (3.05m x 2.44m)

Double glazed windows, double glazed French doors leading to rear garden, laminate flooring

Kitchen 22'05 x 9'38 (6.83m x 2.74m)

Double glazed window to rear aspect, part tiled, part laminate flooring, double radiator, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated double oven, chimney style extractor fan, sink with single drainer unit, integrated fridge/freezer, spotlights, double glazed door leading to rear garden

First Floor Landing 6'94 x 6'61 (1.83m x 1.83m)

Carpeted, storage cupboard, doors leading to bedrooms and family bathroom

Master Bedroom 12'64 x 12'42 (3.66m x 3.66m)

Double glazed window to front aspect, double radiator, laminate flooring, TV aerial point, power points

Bedroom Two 10'09 x 9'26 (3.28m x 2.74m)

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

Bedroom Three 12'12 x 7'94 (3.66m x 2.13m)

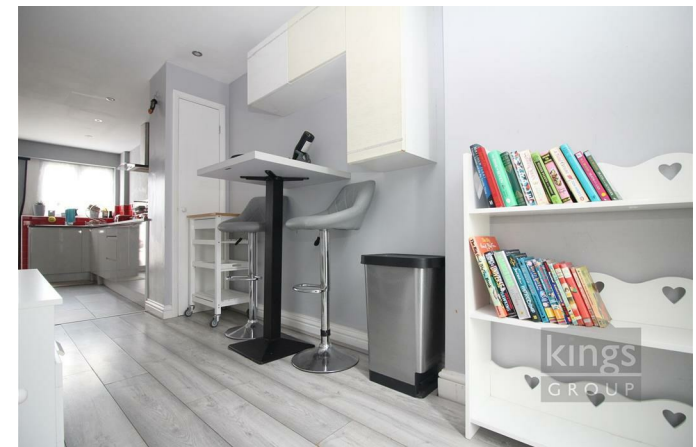
Double glazed window to front aspect, single radiator, laminate flooring, TV aerial point, power points

- **MODERN FINISH THROUGHOUT**
- **THREE DOUBLE BEDROOMS**
- **GOOD SIZED REAR GARDEN**
- **SOUGHT AFTER CM20 LOCATION**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Family Bathroom 7'97 x 5'84 (2.13m x 1.52m)

Double glazed opaque window to rear aspect, laminate flooring, low level W.C. pedestal style wash basin, panel enclosed bath with thermostatically controlled shower over bath

Council Tax Band - C
EPC Rating - TBC
Flood Risk - Very Low





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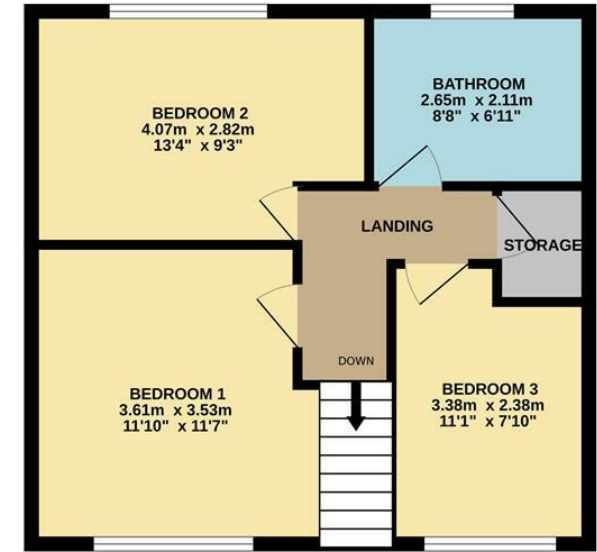
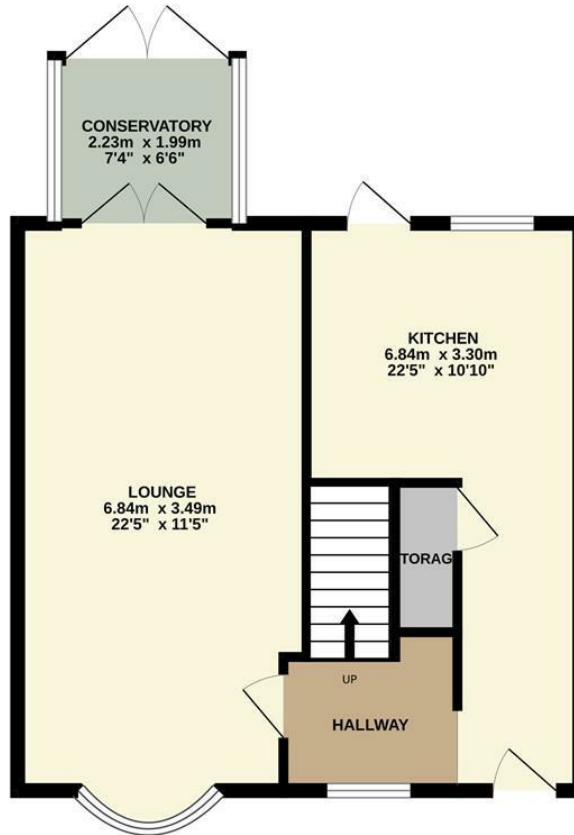


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR
51.4 sq.m. (553 sq.ft.) approx.

1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA : 94.6 sq.m. (1018 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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