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## Fennells, CM19 4RW



**Offers In Excess Of £430,000 Freehold**





Kings Group Harlow are proud to offer this large and spacious three bedroom end of terraced house located in Fennells Harlow.

This property offers a new owner a large space to create a beautiful family home with the property being extended to the side already and having further potential for a rear and side extension and loft conversion (STPP) this home has so much potential for future growth and additional space. Fennells offers a wide range of benefits with the property being in a very popular location and being surrounded by local amenities and transport links such as Staple Tye Shopping Center (1 mile), Princess Alexandra Hospital (10 minutes drive away), A414 (5 minute drive away), M11 (5 Minute drive away), next to Parndon Wood Nature Reserve. Some of the areas most popular schools are also very close by with the property being under 1 mile away from up to 10 schools making the property perfect for a young growing family.

The accommodation comprises of porch entrance, large lounge, separate dining room, modern kitchen, downstairs WC, ground floor storage cupboard, two double bedrooms, large single room, family bathroom, large rear garden, spacious front garden, side and rear access, large outbuilding for storage or with potential to be converted into gym/office, Council Tax Band C, awaiting EPC.

#### **Porch**

Textured ceiling, stairs to first floor landing, power point and doors to :-

#### **Downstairs WC 4'6 x 6**

Double glazed opaque window to rear aspect, wash hand basin, low flush WC and splash back tiles.

#### **Lounge 12'2 x 18'2**

Double glazed window to front and rear aspect, carpeted, TV point, telephone point and power points.

#### **Dining Room 12'2 x 12'8**

Double glazed window to front aspect, carpeted, power points.

#### **Kitchen 12'2 x 12'8**

Double glazed window to rear aspect, range of wall and base unit with roll top work surfaces ,alu splash back, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, electric oven (untested), gas hob (untested), extractor hood, integrated dishwasher, lino flooring, breakfast bar and power points.

#### **Bedroom One 12'5 x 14'6"**

Double glazed window to front aspect, carpeted, fitted wardrobes, single radiator and power points.

#### **Bedroom Two 12'5 x 11'11**

Double glazed window to rear aspect, carpeted, fitted wardrobes, single radiator, TV point and power points.

#### **Bedroom Three 7'7" x 9'5**

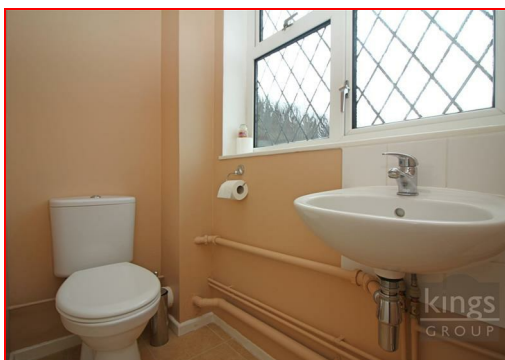
Double glazed window to front and rear aspect, single radiator, carpeted and power points.

#### **Bathroom 6'3 x 6'3**

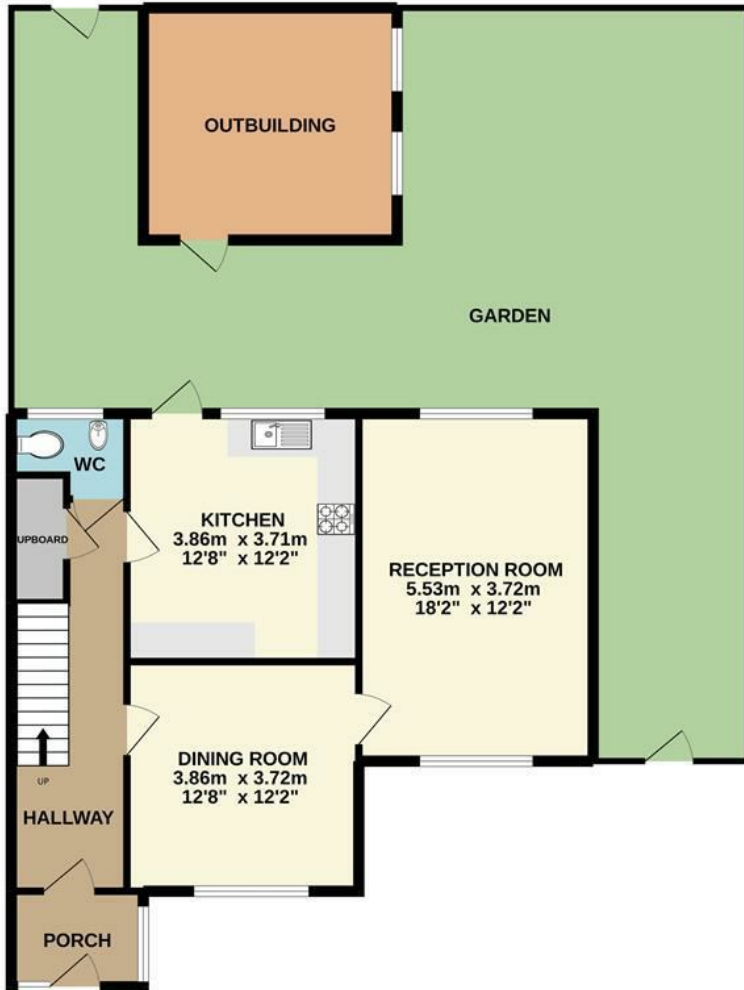
Double glazed opaque window to rear aspect, panel enclosed bath with separate shower above, low flush WC, wash hand basin, fully tiled walls, tiled floor

#### **Garden**

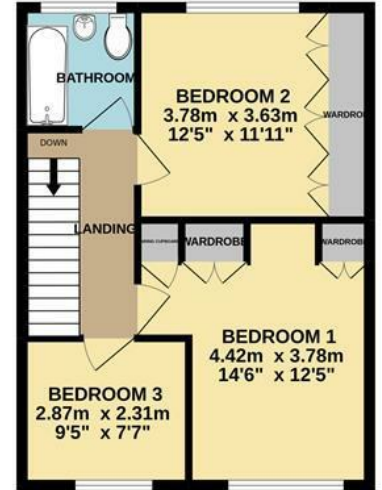
Mainly laid to lawn with plant and shrub borders, rear and side access, shed, patio, outside light and outside tap.



GROUND FLOOR  
80.8 sq.m. (869 sq.ft.) approx.

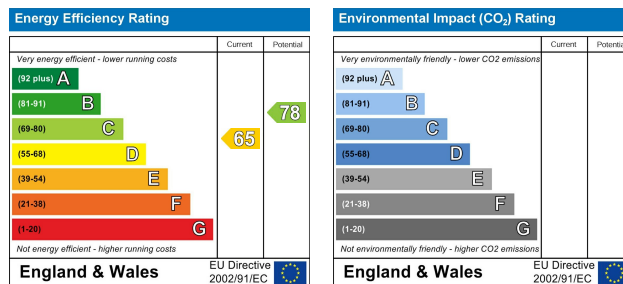
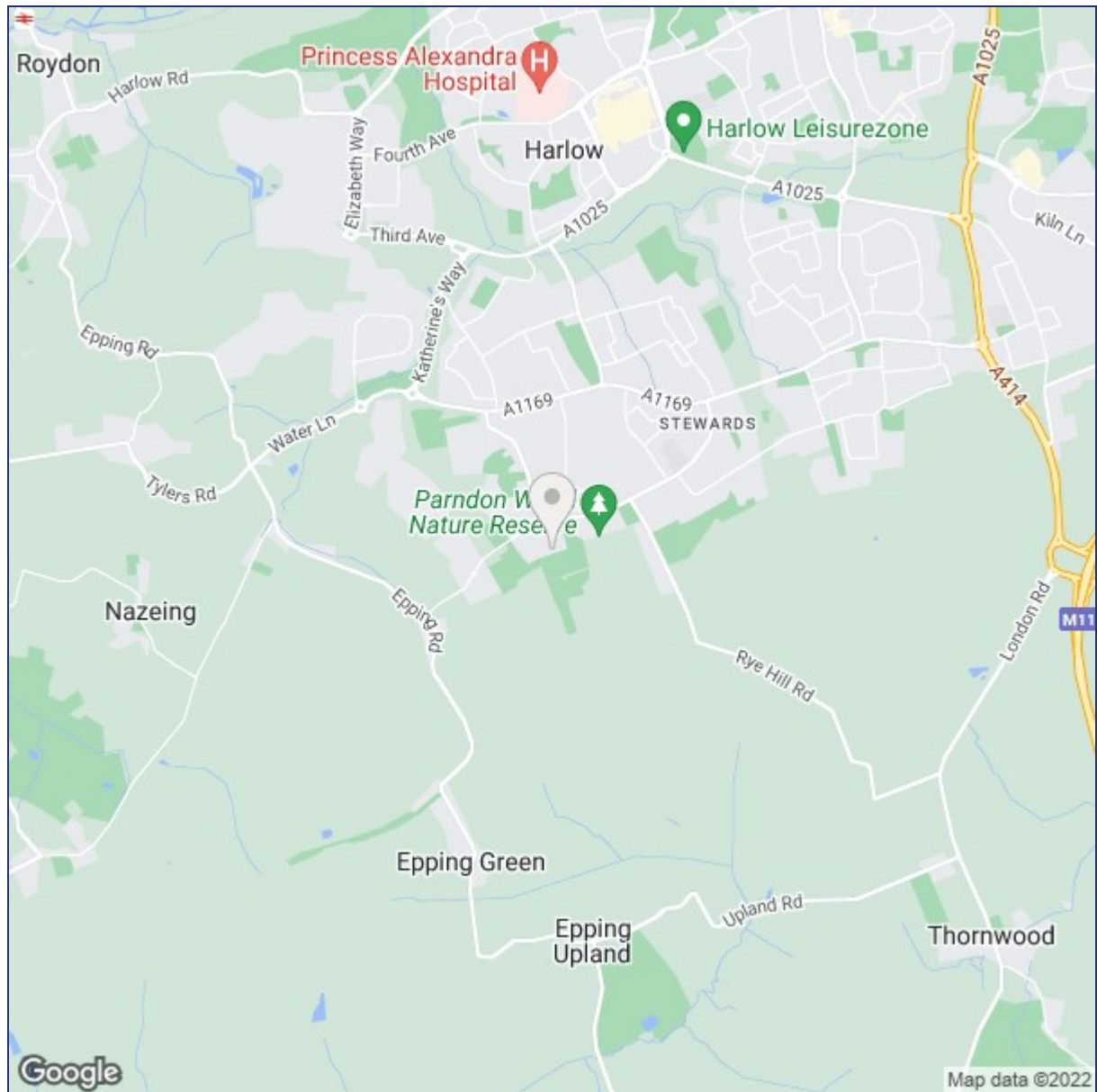


1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 122.8 sq.m. (1322 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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("These details are correct at time of going to press").

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