



Hawkenbury, CM19 4JA  
Harlow

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\*\* Kings Group Harlow are delighted to offer this CHAIN FREE FOUR BEDROOM SEMI-DETACHED HOUSE for sale \*\*

Located in the extremely popular area of Hawkenbury, this larger than average property, with a driveway for two plus cars and a garage, would make a perfect first time family home or great investment for anyone looking for a buy to let, as it is within a mile of Jerouds Primary Academy as well as being approximately 1.0 miles away from OFSTED Good Rated schools Stewards Academy - Science Specialist and Kingsmoor Academy. Not only is this property in a great location for sought after schools it is also within 1 mile of Harlow Town Centre offering a variety of high street shops and restaurants as well as Princess Alexandra Hospital. The property comprises large kitchen/diner, lounge, dining room, downstairs cloakroom, three double bedrooms, one single bedroom, first floor family bathroom, front garden, 100ft plus rear garden, garage and driveway. To avoid disappointment please call us now to book your appointment on 01279 433 033.

Offers In The Region Of  
£450,000



- \*\* CHAIN FREE \*\*
- GARAGE
- OVER 100FT REAR GARDEN
- NEAR SOUGHT AFTER SCHOOLS
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Entrance Hall 8.74 x 8.76 (2.44m.22.56m x 2.44m.23.16m)**

Stairs leading to first floor landing, double glazed front window, single radiator, carpeted, textured ceiling, smoke alarm, power points

**Downstairs WC 5.03 x 3.14 (1.52m.0.91m x 0.91m.4.27m)**

tiled floor, tiled splash backs, low level WC, pedestal wash basin

**Lounge 10.81 x 11.21 (3.05m.24.69m x 3.35m.6.40m)**

Double glazed rear window, single radiator, carpeted, gas fireplace, phone point, TV aerial point, power points, textured ceilings

**Dining Room 10.73 x 8.11 (3.05m.22.25m x 2.44m.3.35m)**

Double glazed patio doors to rear leading to garden, single radiator, carpeted, textured ceiling, power points

**Kitchen 13.90 x 8.82 (3.96m.27.43m x 2.44m.24.99m)**

Double glazed front windows, single radiator, tiled flooring, tiled splash backs, base units with roll top work surfaces, space for cooker and fridge/freezer, plumbing for washing machine, textured ceiling, power points, access to garage

**Bathroom 5.39 x 6.38 (1.52m.11.89m x 1.83m.11.58m)**

Double glazed front opaque window, single radiator, carpeted, extractor fan, panel enclosed bath with shower over bath, pedestal wash basin, low level WC, part tiled walls, textured ceiling

**Bedroom one 12.26 x 10.96 (3.66m.7.92m x 3.05m.29.26m )**

Double glazed rear window, single radiator, carpeted, power points, textured ceilings

- FOUR BEDROOM SEMI-DETACHED HOUSE
- DRIVEWAY
- SOUGHT AFTER LOCATION
- NEAR A414 AND M11
- ABILITY TO EXTEND (STPP)

**Bedroom 2 12.33 x 8.93 (3.66m.10.06m x 2.44m.28.35m)**

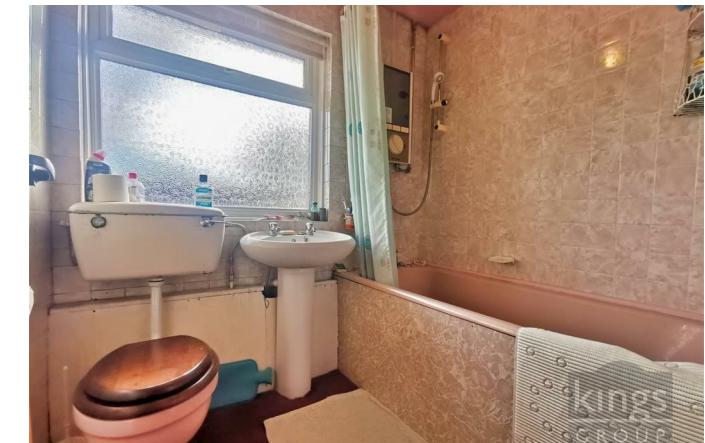
Double glazed front window, single radiator, power points, textured ceiling, carpeted

**Bedroom 3 11.42 x 6.64 (3.35m.12.80m x 1.83m.19.51m)**

Double glazed rear window, single radiator, textured ceiling, carpeted, power points

**Bedroom 4 11.42 x 6.93 (3.35m.12.80m x 1.83m.28.35m)**

Double glazed rear window, single radiator, carpeted, textured ceiling, power points





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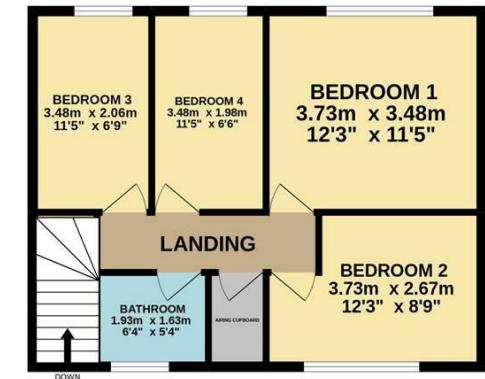
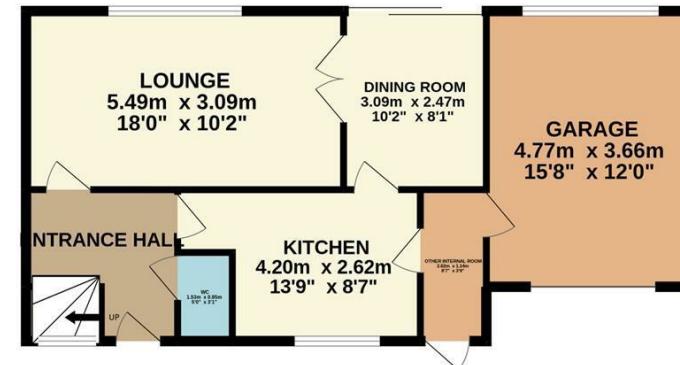
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR  
62.8 sq.m. (676 sq.ft.) approx.

1ST FLOOR  
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 110.5 sq.m. (1190 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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