



Old Orchard, CM18 6YQ
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS THREE BEDROOM, MID-TERRACE HOUSE WITH A GARAGE AND THREE CAR PARKING SPACES IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF OLD ORCHARD, HARLOW"

Nestled in the desirable area of Old Orchard, Harlow, this charming mid-terrace house offers a perfect blend of comfort and practicality for modern family living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The large kitchen and dining room is a standout feature, perfect for family meals and gatherings. The full-sized conservatory extends the living space, allowing natural light to flood in and offering a lovely view of the garden. Convenience is key with a utility/store room located at the front of the property, as well as a downstairs cloakroom, making daily life that little bit easier. The first floor boasts a family bathroom and a separate W.C. ensuring that the needs of a busy household are well catered for.

The property also benefits from a garage and three parking spaces, including one under a carport, providing ample off-street parking for residents and guests alike. The rear garden is a delightful retreat, being overlooked, allowing for privacy and tranquillity.

This home in Old Orchard is not just a property; it is a wonderful opportunity to create lasting memories in a welcoming community. With its spacious layout and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Call us today on 01279433033 to arrange your viewing.

Offers In The Region Of £365,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **ONE PARKING SPACE IN CAR PORT**
- **DOWNSTAIRS CLOAKROOM**
- **LARGE CONSERVATORY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Entrance Hallway 8'23 x 6'33 (2.44m x 1.83m)

Laminate flooring, storage cupboards, access to utility room and downstairs cloakroom, single radiator

Downstairs W.C. 5'91 x 4'22 (1.52m x 1.22m)

Vinyl flooring, low level flush W.C. tiled splash backs, hand wash basin

Living Room 22'29 x 11'22 (6.71m x 3.35m)

Double glazed windows to front and rear aspect, double glazed patio doors to rear aspect leading to conservatory, laminate flooring, 2x single radiators, TV aerial point, phone point, power points

Kitchen/Diner Room 22'45 x 11'22 (6.71m x 3.35m)

Double glazed window to front aspect, double glazed French doors to rear aspect leading to conservatory, stairs leading to first floor landing laminate flooring, single radiator, kitchen area has a range of base and wall units with roll top work surfaces, integrated dishwasher, integrated electric oven, integrated induction hob, chimney style extractor fan, power points

Conservatory 22'42 x 9'52 (6.71m x 2.74m)

Double glazed windows to side and rear aspect, French doors leading to rear garden, laminate flooring

Utility Room

base and wall units, laminate flooring, power points

First Floor Landing

Carpeted, storage cupboard

Bedroom One 11'91 x 11'81 (3.35m x 3.35m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, single radiator, power points

- **GARAGE AND THREE PARKING SPACES**
- **SPACIOUS THROUGHOUT**
- **MODERN FITTED KITCHEN**
- **UTILITY/STORAGE ROOM TO FRONT**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Bedroom Two 14'60 x 8'51 (4.27m x 2.44m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, single radiator, power points

Bedroom Three 9'83 x 6'70 (2.74m x 1.83m)

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

Family Bathroom 6'72 x 5'38 (1.83m x 1.52m)

Double glazed opaque window to front aspect, vinyl flooring, panel enclosed bath with mixer tap and electric shower over bath, wash basin with mixer tap, low level flush W.C. tiled walls

W.C. 5'98 x 2'71 (1.52m x 0.61m)

Double glazed opaque window to front aspect, low level flush W.C. wash basin with mixer tap

External

Garage, three allocated parking spaces one in the car port, unoverlooked rear garden

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - D

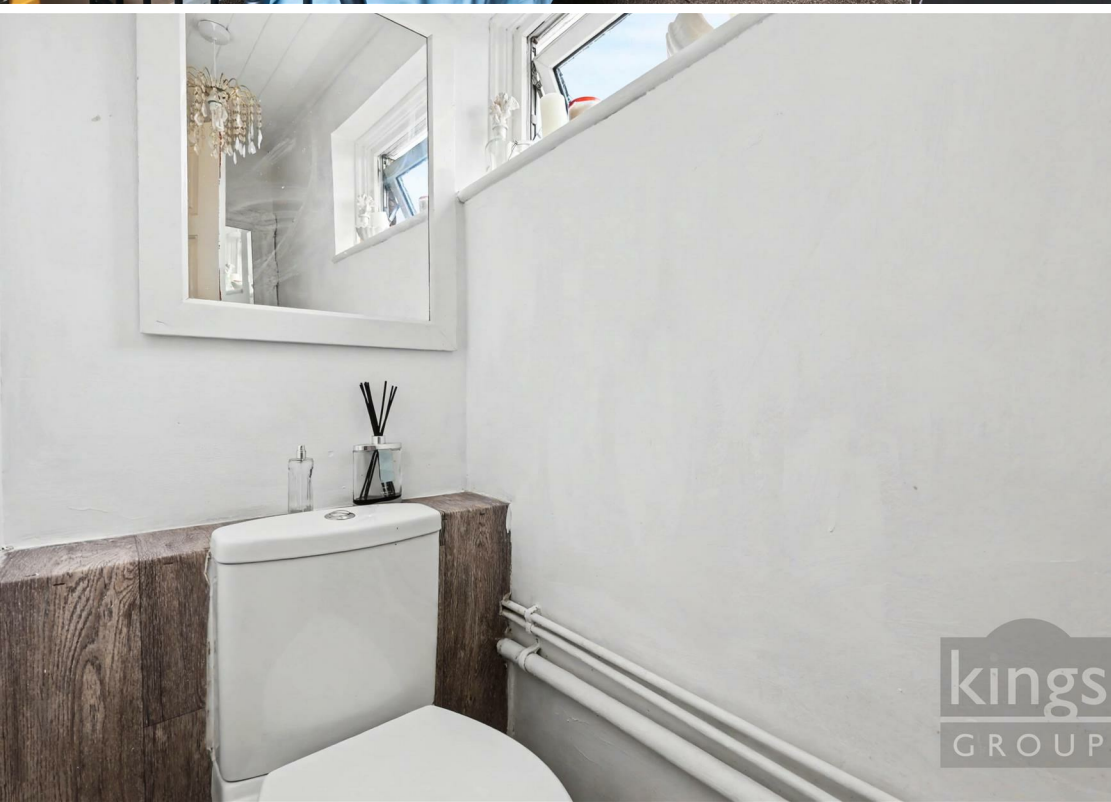
EPC Rating - TBC



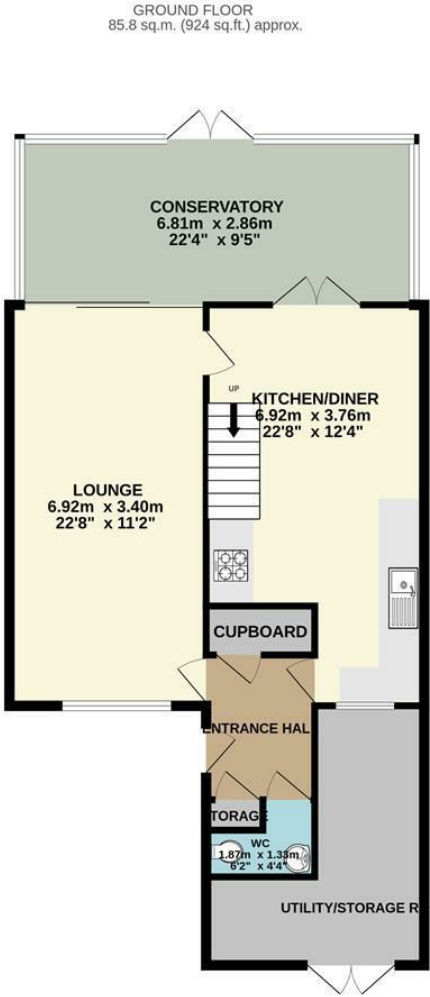


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



TOTAL FLOOR AREA : 135.4 sq.m. (1457 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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