



Hawkenbury, CM19 4JA
Harlow



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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, SPACIOUS, THREE BEDROOM END OF TERRACE HOUSE IN THE SOUGHT AFTER AREA OF HAWKENBURY, HARLOW **

Nestled in the desirable area of Hawkenbury, Harlow, this stunning end-terrace house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms and two contemporary bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you will be greeted by an immaculately presented interior that boasts a large reception room, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which features integrated appliances and provides a stylish yet functional space for culinary enthusiasts. The highlight of this property is the impressive rear extension, complete with bi-folding doors that seamlessly connect the indoor and outdoor spaces, allowing natural light to flood in and offering a picturesque view of the good-sized rear garden.

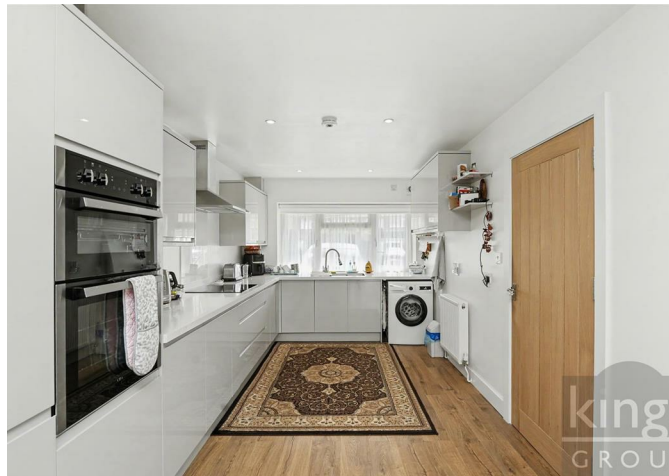
The exterior of the property is equally appealing, featuring a large driveway that provides ample parking space. The rear garden is a delightful retreat, perfect for outdoor gatherings or simply enjoying a quiet moment in the sun.

Situated in a sought-after location, this home is conveniently close to local shops and amenities, ensuring that all your daily needs are within easy reach. Additionally, with quick access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This property is a rare find, combining modern features with spacious living in a prime location. It is a must-see for anyone looking to make a house their home in Harlow.

To avoid disappointment call us today on 01279433033 to arrange your viewing.

Offers In The Region Of £550,000



- THREE BEDROOM END OF TERRACE HOUSE
- REAR EXTENSION WITH SKYLIGHT AND BI-FOLDING DOORS
- MODERN FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN WITH SIDE ACCESS

Entrance Hallway 12'32 x 3'59 (3.66m x 0.91m)

Laminate flooring, double radiator, stairs leading to first floor landing

Downstairs W.C. 6'86 x 3'91 (1.83m x 0.91m)

Double glazed opaque window to front aspect, laminate flooring, wash basin with mixer tap and vanity under unit, low level flush W.C. storage cupboard, tiled splash backs

Kitchen Area 19'22 x 8'90 (5.79m x 2.44m)

Double glazed window to front aspect, laminate flooring, open plan leading to lounge/diner, a range of base and wall units with flat top marble effect work surfaces, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, integrated electric double oven, integrated induction hob with chimney style extractor fan, sink with drainer unit, double radiator, spotlights power points

Lounge/Diner 18'06 x 19'49 (5.64m x 5.79m)

Double glazed window to side aspect, double glazed bi-folding doors to rear aspect leading to rear garden, skylight, laminate flooring, double radiator, spotlights, TV aerial point, phone point, power points

Guest Bedroom 10'48 x 9'14 (3.05m x 2.74m)

Double glazed window to side aspect, laminate flooring, double radiator, coved ceiling, power points, en-suite shower room

En-Suite 7'19 x 4'54 (2.13m x 1.22m)

Double glazed opaque window to side aspect, wash basin with mixer tap and vanity under unit, waterproof flooring, walk in thermostatically controlled shower, tiled splashbacks, spotlights

First Floor Landing

Double glazed window to front aspect, loft access

- IMMACULATEDLY PRESENTED THROUGHOUT
- INTEGRATED MODERN KITCHEN
- EN-SUITE SHOWER ROOM
- LARGE DRIVEWAY
- EASY ACCESS TO A414 & M11

Bedroom One 13'40 x 12'09 (3.96m x 3.89m)

Double glazed window to rear aspect, laminate flooring, fitted wardrobes, coved ceiling, double radiator, power points

Bedroom Two 13'87 x 7'94 (3.96m x 2.13m)

Double glazed window to rear aspect, laminate flooring, fitted wardrobes, coved ceiling, double radiator, power points

Family Bathroom 9'48 x 7'76 (2.74m x 2.13m)

Double glazed opaque window to front aspect, laminate flooring, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, tiled splashbacks, wash basin with mixer tap and vanity under unit, heated towel rail, shaver point, low level flush W.C. spotlights

External

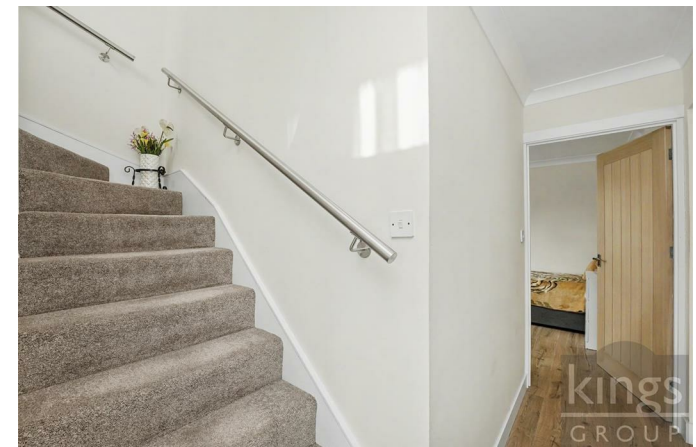
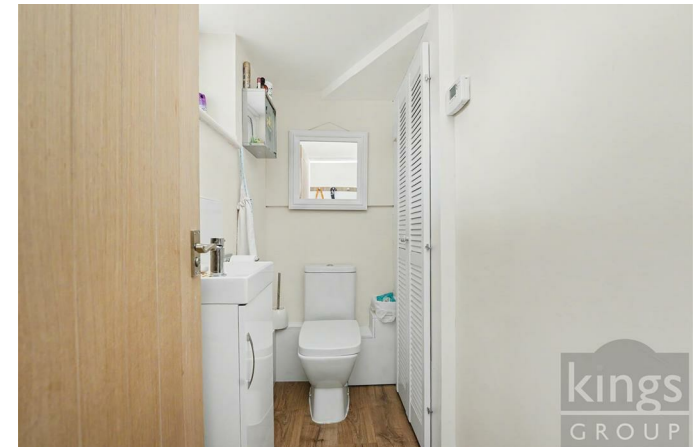
Driveway, side access, rear garden

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - C

EPC Rating - C



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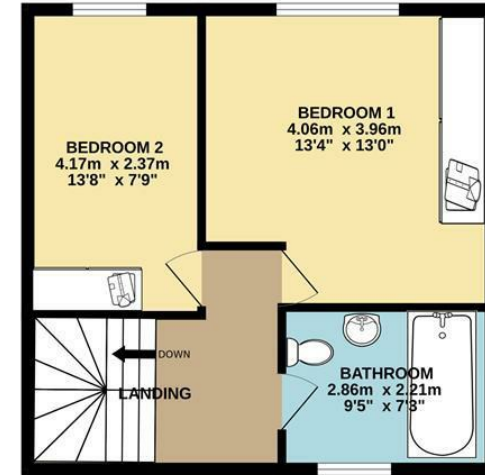
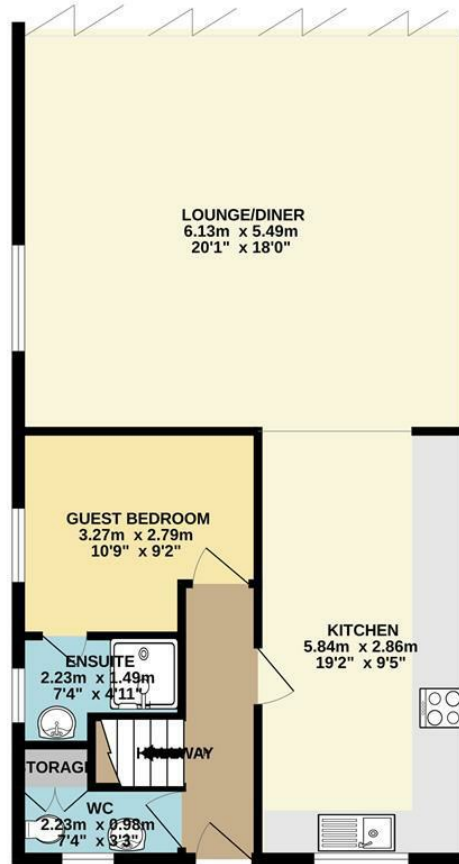
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

GROUND FLOOR
69.5 sq.m. (748 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 109.1 sq.m. (1175 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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