



Barn Mead, CM18 6SU  
Harlow





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# Barn Mead, CM18 6SU

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, FULLY REFURBISHED, THREE BEDROOM MID-TERRACE HOUSE WITH A DOUBLE DRIVEWAY, FOR SALE IN BARN MEAD HARLOW \*\***

This spacious three bedroom property has just undergone a full refurbishment throughout, including a full re-wire, new UPVC double glazed windows, new bathroom and flooring throughout. This fantastic house is situated close to all the local amenities and schools, making it ideal for families with young children. Staple Tye Shopping Centre is just a 15 minute walk away where you have a range of supermarkets, takeaway restaurants, salons and the new Lister Medical Centre. The property is also just a 5 minute walk to Abbotsweld Primary School and 15 minute walk to Stewards Academy. The property is situated within easy reach of the M11 and A414 giving you direct access into London, Cambridge and Stansted Airport. In our opinion this property would make an ideal first time buyer purchase or lovely home movers purchase for those looking to upsize. The property comprises spacious entrance hall, lounge/diner, kitchen, downstairs cloakroom. The first floor comprises of three good sized bedrooms and a brand new bathroom with modern three piece suite. Externally the property benefits from a good size rear garden with rear access and a driveway for two cars.

To avoid disappointment call us now to book your appointment on 01279 433 033.

## Offers In The Region Of £395,000



- CHAIN FREE
- JUST UNDERGONE FULL REFURBISHMENT THROUGHOUT
- NEW UPVC DOUBLE GLAZED WINDOWS THROUGHOUT
- GOOD SIZED REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Entrance Hallway 7'98 x 6'94 (2.13m x 1.83m)**

Stairs leading to first floor landing, wooden flooring, double radiator

**Downstairs W.C. 6'94 x 2'74 (1.83m x 0.61m)**

Tiled flooring, double glazed opaque window to front aspect, pedestal style wash basin with mixer tap, low level W.C.

**Lounge 18'84 x 10'43 (5.49m x 3.05m)**

Double glazed windows to front and rear aspect, carpeted, double radiator, TV aerial point, phone point, power points

**Kitchen 11'97 x 10'96 (3.35m x 3.05m)**

Double glazed window to rear aspect, double glazed French door leading to rear garden, a range of base and wall units with roll top work surfaces, space for cooker, integrated extractor fan, plumbing for washing machine, space for fridge/freezer, tiled flooring, power points

**Family Bathroom 12'5 x 10'6 (3.78m x 3.20m)**

Double glazed opaque window to rear aspect, tiled flooring. part tiled walls, low level W.C. heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit

**Master Bedroom 13'35 x 9'36 (3.96m x 2.74m)**

Double glazed window to front aspect, carpeted, power points, double radiator

**Bedroom Two 13'67 x 9'71 (3.96m x 2.74m)**

Double glazed window to front aspect, carpeted, power points, double radiator

**Bedroom Three 7'59 x 6'16 (2.13m x 1.83m )**

Double glazed window to rear aspect, carpeted, built in storage cupboard, power points, single radiator

- THREE BEDROOM MID-TERRACE HOUSE
- RE-WIRED THROUGHOUT
- DOUBLE DRIVEWAY
- REAR ACCESS
- COUNCIL TAX BAND - C

Council Tax Band - C

EPC Rating - TBC

Construction Type - Brick Built





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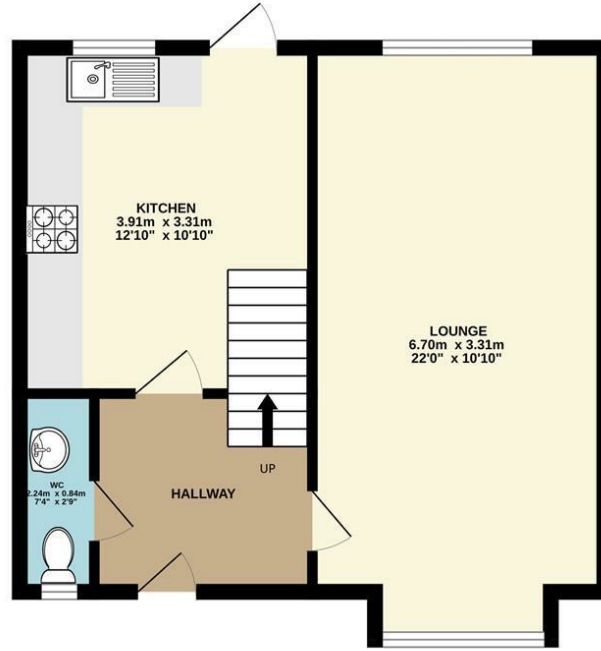


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

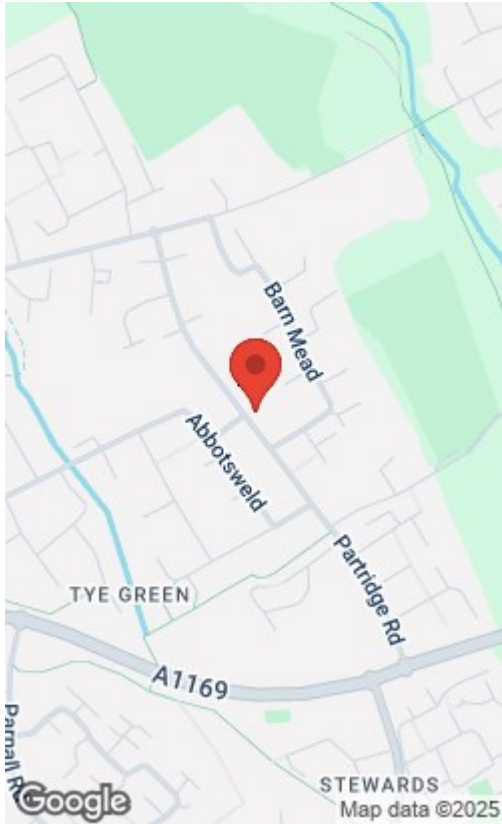
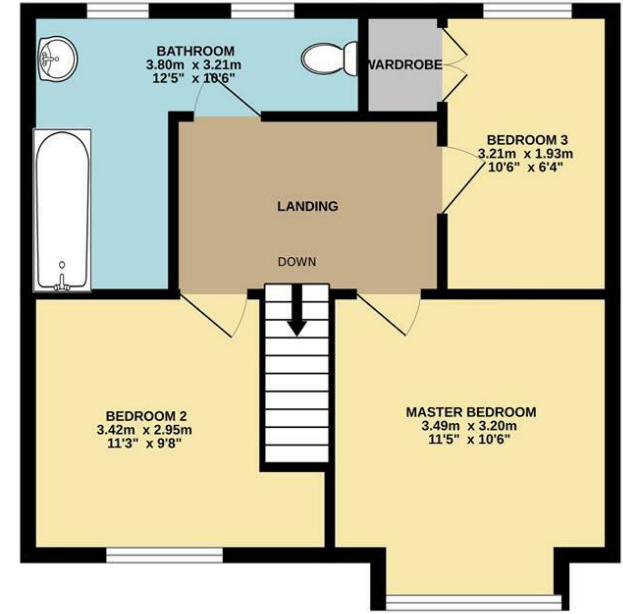
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

GROUND FLOOR  
41.9 sq.m. (450 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 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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