



Berecroft, CM18 7SQ
Harlow





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Berecroft, CM18 7SQ

Three bedroom mid terraced property located in the Stewards area of Harlow, the property offers downstairs w.c, fitted kitchen/diner, lounge, bathroom, approximately 20ft rear garden, gas central heating(not tested by Kings).

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, THREE BEDROOM MID TERRACED HOUSE FOR SALE IN BERECROFT, HARLOW ****

In our opinion, this spacious property would make an ideal first time buyer purchase for anyone looking to get on the property ladder, or any investor looking to add to their portfolio.

The property is close to all of the local amenities with Staple Tye Shopping Centre accessible at a 13 minute walk or 2 minutes drive (0.6 miles). Here you will find supermarket, choice of takeaway restaurants, salon, pharmacy and the Lister Medical Centre. Ideally located for commuters this property is a 10 minute drive away (2.9 miles) from Harlow Town Train Station giving you access into London, Cambridge and Stansted Airport. You also have great bus route connections from Berecroft as well as the M11 being less than 10 minutes drive away (2.6 miles) for further connections into London, Stansted Airport and other major cities.

The property comprises entrance hall, downstairs cloakroom, large storage cupboard, open plan kitchen/diner with fitted kitchen, lounge with patio doors leading to decked rear garden. The first floor comprises off family bathroom with three piece suite and three good sized bedrooms. The property also benefits from an overlooked rear garden, external storage and ample parking.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

Offers In The Region Of £260,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **SPACIOUS UN-OVERLOOKED REAR GARDEN**
- **DOWNSTAIRS WC**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EASY ACCESS TO A414 AND M11**

Entrance Hallway

Door to front aspect, door leading to downstairs WC

Downstairs WC 5'79 x 3'0 (1.52m x 0.91m)

Double glazed opaque window to front aspect, low level WC, wall mounted wash hand basin, vinyl flooring, single radiator

Kitchen/Diner 17'99 x 16'90 (5.18m x 4.88m)

Double glazed window to front aspect, double radiator, laminate flooring tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, space for gas oven, integrated extractor fan, sink with single drainer unit, fridge/freezer, washing machine, textured ceiling, power points, white goods will be included in the sale of the property

Lounge 17'51 x 9'57 (5.18m x 2.74m)

Double glazed windows to rear aspect, double glazed patio doors leading to rear decked garden, single radiator, laminate flooring, phone point, TV aerial points, power points, textured ceiling

First Floor Landing

Storage cupboard, airing cupboard

Master Bedroom 11'69 x 10'64 (3.35m x 3.05m)

Double glazed window to front aspect, single radiator, carpeted, built in wardrobe, TV aerial point, power points,

Bedroom Two 16'0 x 11'73 (4.88m x 3.35m)

Double glazed window to rear aspect, single radiator, TV aerial point, power points, textured ceiling, carpeted

Bedroom Three 8'87 x 7'33 (2.44m x 2.13m)

Double glazed window to rear aspect, single radiator, vinyl

- **CHAIN FREE**
- **LARGE KITCHEN/DINER**
- **AMPLE PARKING**
- **NEARBY TO SOUGHT AFTER SCHOOLS**
- **COUNCIL TAX BAND - B**

flooring, built in storage cupboard, power points, textured ceiling

Family Bathroom 6'92 x 6'13 (1.83m x 1.83m)

Double glazed opaque window to front aspect, single radiator, vinyl flooring, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, pedestal wash basin, low level WC, textured ceiling





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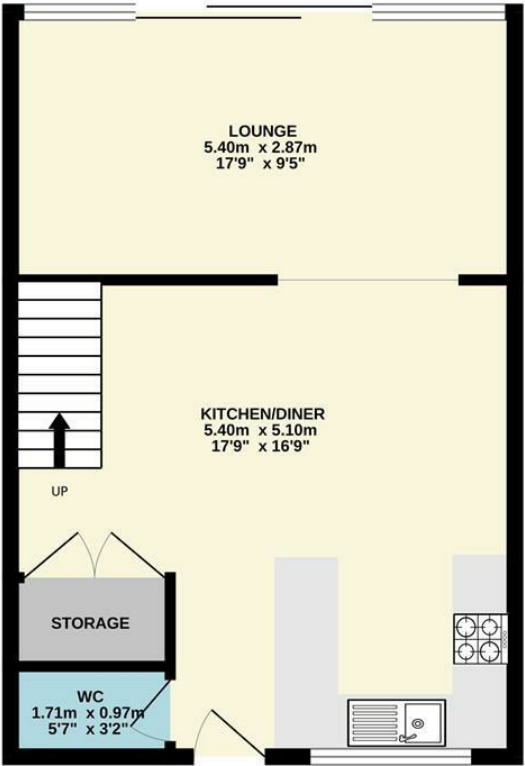


Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

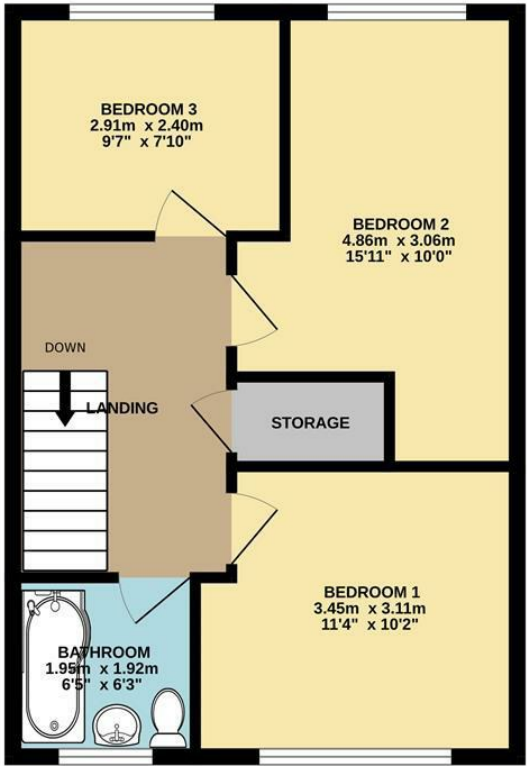
Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 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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