



Berecroft, CM18 7SQ  
Harlow





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# Berecroft, CM18 7SQ

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE/FOUR BEDROOM MID TERRACED HOUSE FOR SALE IN BERECROFT, HARLOW \*\*

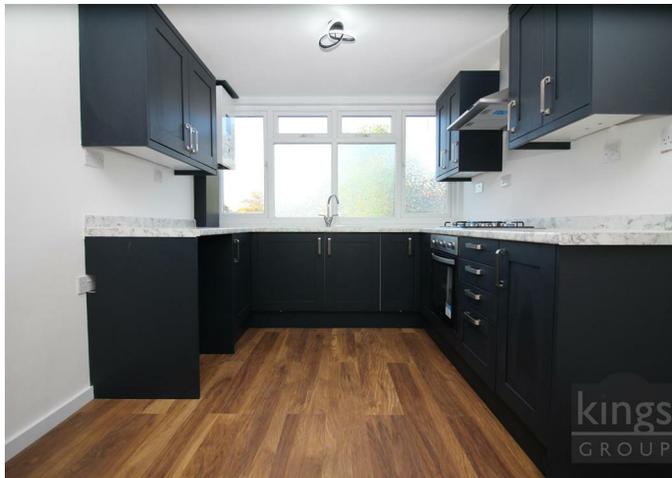
In our opinion, this spacious property would make an ideal first time buyer purchase for anyone looking to get on the property ladder, or any investor looking to add to their portfolio.

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 cupboards, open plan lounge/diner with French doors leading to rear garden, modern kitchen. The first floor comprises of a modern family bathroom with three piece suite and three good sized bedrooms. The property also benefits from being fully refurbished throughout, new windows/doors, a new combination-boiler. Externally the property benefits from a 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 £285,000



- **THREE/FOUR BEDROOM MID-TERRACE HOUSE**
- **FULLY REFURBISHED THROUGHOUT**
- **MODERN KITCHEN AND BATHROOM**
- **AMPLE STORAGE**
- **COUNCIL TAX BAND - B**

- **IMMACULATELY PRESENTED THROUGHOUT**
- **NEW WINDOWS/DOORS**
- **DOWNSTAIRS W.C.**
- **AMPLE STREET PARKING**
- **EPC RATING - C**

**Open plan Lounge/Diner 27'41 x 18'01 (8.23m x 5.51m)**

Double glazed French door to rear aspect, laminate flooring, spotlights, double radiator, TV Ariel point, phone point, power points, storage cupboards, gas and electric meter cupboard

**Kitchen**

Laminate flooring, double glazed window to front aspect, a range of base and wall units with flat top marble effect work surfaces, sink with single drainer unit, power points, combination boiler

**Second reception room/Fourth Bedroom 9'79 x 9'10 (2.74m x 3.00m)**

Double glazed window to rear aspect, double radiator, power points, storage cupboard, laminate flooring, spotlights

**Downstairs Cloakroom 2'91 x 6'01 (0.61m x 1.85m)**

Laminate flooring, tiled splash backs, double glazed opaque window to front aspect, low level W.C. double radiator, wash basin with mixer tap and vanity under unit, spotlights

**Master Bedroom 16'12 x 10'65 (4.88m x 3.05m)**

Double glazed window to rear aspect, double radiator, carpeted, power points, spotlights

**Bedroom Two 10'79 x 10'62 (3.05m x 3.05m)**

Double glazed window to front aspect, built in wardrobe, carpeted, double radiator. power points, spotlights

**Bedroom Three 8'90 x 6'75 (2.44m x 1.83m)**

Double gazed window to rear aspect, built in wardrobe, double radiator, power points, spotlights

**Family Bathroom 6'90 x 6'18 (1.83m x 1.83m)**

Double glazed opaque window to front aspect, laminate

flooring, heated towel rail, panel enclosed bath with shower over bath and mixer tap, sink with vanity under unit and mixer tap, low level W.C.





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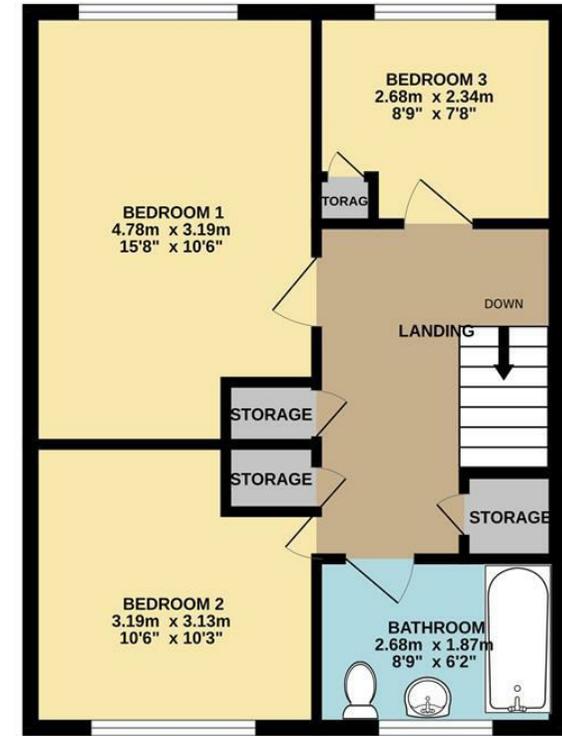
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus) <b>A</b>	
[81-91) <b>B</b>	
[69-80) <b>C</b>	
[55-68) <b>D</b>	
[29-54) <b>E</b>	
[13-18) <b>F</b>	
[1-12) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
[92 plus) <b>A</b>	
[81-91) <b>B</b>	
[69-80) <b>C</b>	
[55-68) <b>D</b>	
[29-54) <b>E</b>	
[13-18) <b>F</b>	
[1-12) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
52.4 sq.m. (565 sq.ft.) approx.



1ST FLOOR  
46.4 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1064 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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