



Lower Meadow, CM18 7RD  
Harlow







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# Lower Meadow, CM18 7RD

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS THREE BEDROOM MID-TERRACE HOUSE, FOR SALE IN LOWER MEADOW, HARLOW, CM18 \*\***

This fantastic property is the ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to add another fantastic property to their portfolio. Lower Meadow offer a new owner a wide range of benefit such as being within walking distance of local shops and amenities including Staple Tye Shopping Centre (0.8 miles / 16 minutes) and Co-Op store (0.2 miles / 5 minutes) as well as schools including Stewards Academy (0.6 miles / 12 minutes walk) and Longwood Primary Academy and Nursery (0.2 miles / 4 minute walk). Ideal for commuters, the property is also less than 10 minutes drive to the M11 giving you direct access into London, Cambridge and Stansted Airport.

The accommodation comprises of an entrance hallway with two large storage cupboards, lounge/diner, good sized kitchen/breakfast room, and a downstairs cloakroom with shower and W.C. The first floor comprises of three DOUBLE bedrooms and a family bathroom. The property also benefits from having a rear garden with rear access, UPVC double glazed windows throughout, gas central heating and ample street parking and parking bays.

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

## Offers In The Region Of £269,500



- **THREE BEDROOM MID-TERRACE HOUSE**
- **DOWNSTAIRS CLOAKROOM WITH SHOWER CUBICLE**
- **THREE DOUBLE BEDROOMS**
- **AMPLE STREET PARKING AND PARKING BAYS**
- **EASY ACCESS TO A414 & M11**

#### **Entrance Hallway 13'38 x 9'42 (3.96m x 2.74m)**

Stairs leading to first floor landing, laminate flooring, storage cupboards, double radiator

#### **Downstairs Cloakroom 6'24 x 5'98 (1.83m x 1.52m)**

Double glazed opaque window to front aspect, coved ceiling, tiled walls, tiled flooring, double radiator, shower cubicle with thermostatically controlled shower, wash basin with mixer tap, low level W.C

#### **Lounge/Diner 11'30 x 19'05 (3.35m x 5.92m)**

Double glazed windows to rear aspect, door leading to rear garden, laminate flooring, double radiator, TV aerial point, power points

#### **Kitchen 12'91 x 9'43 (3.66m x 2.74m)**

Double glazed window to front aspect, tiled flooring, tiled splash backs, a range of base and wall units with roll top granite effect work surfaces, space for fridge/freezer, integrated electric oven and gas oven, space for fridge/freezer, space for dishwasher, plumbing for washing machine, coved ceiling, power points

#### **First Floor Landing 8'90 x 9'39 (2.44m x 2.74m)**

Storage cupboards, carpeted

#### **Master Bedroom 15'44 x 9'43 (4.57m x 2.74m)**

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

#### **Bedroom Two 11'46 x 9'44 (3.35m x 2.74m)**

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

- **WELL PRESENTED THROUGHOUT**
- **SPACIOUS LOUNGE/DINER**
- **REAR GARDEN WITH REAR ACCESS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **COUNCIL TAX BAND - B**

#### **Bedroom Three 9'43 x 9'04 (2.74m x 2.84m )**

Double glazed window to front aspect, coved ceiling, double radiator, laminate flooring, power points

#### **Family Bathroom 6'43 x 6'34 (1.83m x 1.83m)**

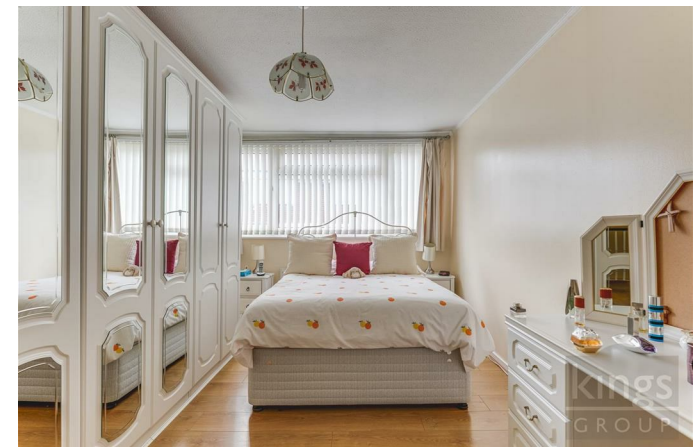
Double glazed opaque window to front aspect, coved textured ceiling, heated towel rail, laminate flooring, panel enclosed bath with shower over bath, pedestal style wash basin with mixer tap, low level W.C.

Council Tax Band - B

EPC - TBC

Flood Risk - Low

Construction Type - Timber framed, tile and UPVC cladding (non standard construction)







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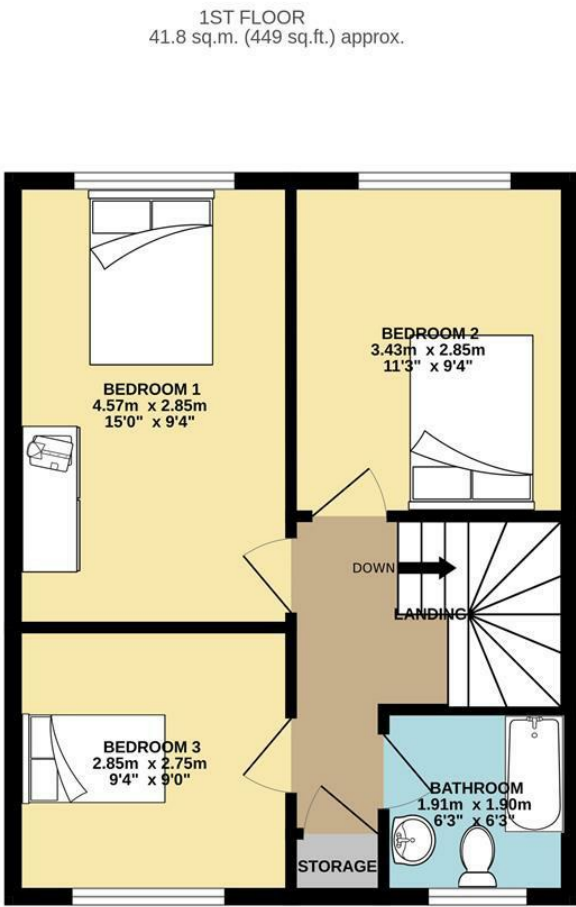
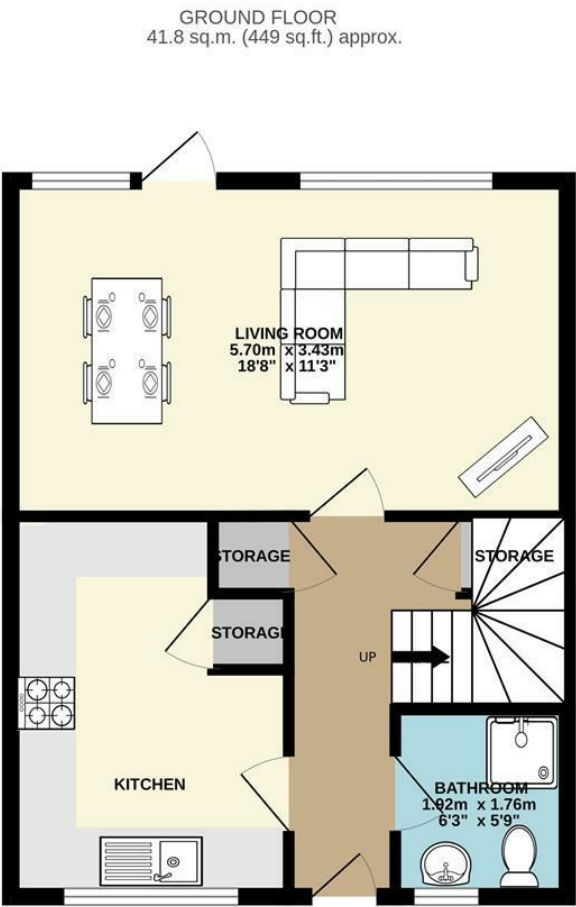






Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A	B			
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(29-38)	D			
(21-38)				
(15-20)	F			
(9-14)				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) A	B			
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(29-38)	D			
(21-38)				
(15-20)	F			
(9-14)				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales		EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 83.5 sq.m. (899 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.

19 Eastgate, Harlow, Essex, CM20 1HP  
T: 01279 433033  
E:  
www.kings-group.net

