



Bynghams, CM19 5NT  
Harlow









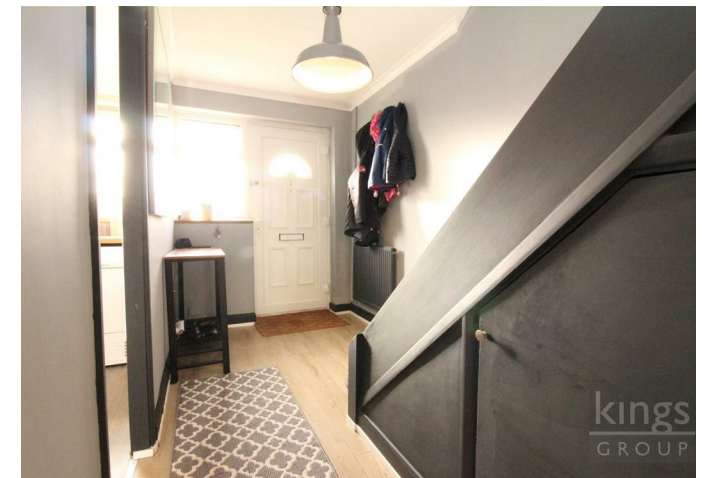
# Bynghams, CM19 5NT

\*\* KINGS GROUP HALROW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF BYNGHAMS, HARLOW \*\*

Nestled in the desirable cul-de-sac of Bynghams, Harlow, this immaculately presented three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Built between 1970 and 1979, the property has been thoughtfully maintained and boasts a spacious layout that is ideal for modern living. Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen is designed for functionality, making meal preparation a delight. The property features two well-sized bathrooms, ensuring ample facilities for family and guests alike. One of the standout features of this home is the spacious loft room, complete with an en-suite shower room. Outside, the property benefits from allocated parking for one vehicle, along with a garage en-bloc, providing additional storage and convenience. The location offers easy access to the A414 and M11, making commuting a breeze and connecting you to the wider region. This charming home is perfect for families or professionals seeking a peaceful yet accessible living environment. With its attractive features and prime location, this property is not to be missed. Come and experience the comfort and convenience that Bynghams has to offer.

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

## Offers In The Region Of £355,000





- **THREE BEDROOM MID-TERRACE HOUSE**
- **MODERN FITTED KITCHEN**
- **LOW MAINTENANCE REAR GARDEN WITH REAR ACCESS**
- **GARAGE EN-BLOC**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

#### **Entrance Hallway 11'09 x 5'09 (3.58m x 1.75m)**

Double glazed window to front aspect, alarm system, under stairs storage, coved ceiling, single radiator, stairs to first floor landing, power points.

#### **Lounge/Diner 17'06 x 11'11 (5.33m x 3.63m)**

Double glazed windows and French doors to rear aspect, x2 single radiator, TV point, telephone point, storage cupboard, power points, coved ceiling

#### **Kitchen 10'11 x 6'00 (3.33m x 1.83m)**

Double glazed window to front aspect, coved ceiling, range of base & wall units with roll top work surfaces, tiled splash back, plumbing for washing machine/dishwasher, sink & drainer unit, integrated fridge/freezer/microwave, electric oven & hob, extractor hood, power points.

#### **First Floor Landing**

Power points, carpeted

#### **Bedroom Two 11'11 x 10'05 (3.63m x 3.18m)**

Double glazed window to front aspect, coved ceiling, single radiator, fitted wardrobes & units, TV point, power points.

#### **Bedroom Three**

Double glazed window to rear aspect, coved ceiling, single radiator, power points

#### **Family Bathroom 7'00 x 6'02 (2.13m x 1.88m)**

Panel enclosed bath with mixer taps & shower attachment, low level W.C, wash hand basin with pedestal, part tiled walls, extractor fan.

#### **Second Floor Landing**

Carpeted, door leading to master bedroom

- **IMMACULATELY PRESENTED THROUGHOUT**
- **LARGE LOFT ROOM WITH EN-SUITE SHOWER ROOM**
- **ALLOCATED PARKING SPACE**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **COUNCIL TAX BAND - C**

#### **Master Bedroom 12'70 x 11'28 (3.66m x 3.35m)**

Double glazed window to rear aspect, laminate flooring, spotlights, double radiator, TV aerial point, power points.

#### **En-Suite Shower Room 8'63 x 8'14 (2.44m x 2.44m)**

Double glazed velux window to front aspect, laminate floorig, walk in shower cubile with thermostatically contolled shower, wash basin with mixer tap and vanity under unit, low level W.C. spotlights, extractor fan

EPC Rating - D

Council Tax Band - C

Construction Type - Brick built







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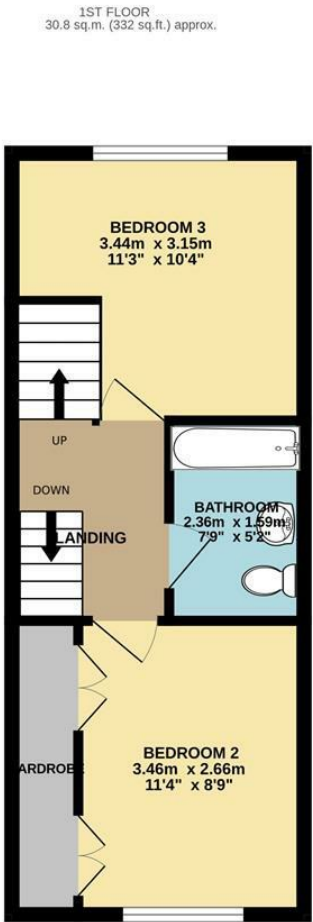
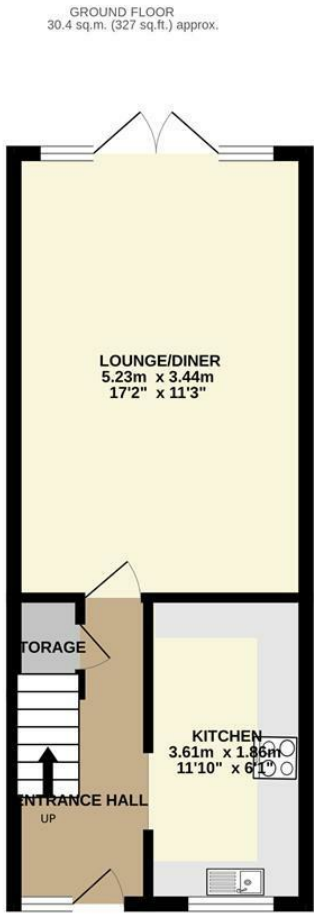




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



TOTAL FLOOR AREA : 84.9 sq.m. (914 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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