



Arkwrights, CM20 3LT
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, TWO/THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN ARKWRIGHTS, HARLOW, CM20 **

In our opinion this property would make a fantastic family home for any first time buyer looking to get on the property ladder. This property has been fully refurbished throughout and finished to an extremely high standard. Due to the location this property would be ideal for young families as you have good local schooling with Freshwaters Primary Academy at less than 10 minute walk (0.8 miles) and Burnt Mill Academy at about 15 minutes walk (0.8 miles) away. Also ideally located for commuters, this property is less than 3 miles (about 6 minute drive) from the M11 giving you direct access into London and Cambridge as well as Stansted Airport. Harlow Town Train Station is 1.5 miles from the property accessible at about 30 minutes walk or 6 minute drive. With Harlow Town Centre less than a mile away you have everything you need on your doorstep. The town center offers 24 hour supermarket, range of high street shops, variety of popular restaurants, salons, pharmacies, choice of affordable gyms and a cinema. You also have Princess Alexandra Hospital and Harlow Leisurezone.

This property comprises spacious entrance hall, guest bedroom/office, downstairs cloakroom, fitted modern kitchen, large lounge/diner with direct access to rear garden, the first floor comprises of a modern family bathroom with three piece suite and two double bedrooms. Externally there is a good sized rear garden with porcelain patio and ample street parking.

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

Offers In The Region Of £340,000



- TWO/THREE BEDROOM MID-TERRACE HOUSE
- MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES
- GUEST BEDROOM/OFFICE ON THE GROUND FLOOR
- TWO DOUBLE BEDROOMS
- EPC RATING - C

Entrance Hallway

Laminate flooring, radiator, power points, storage cupboards, spotlights

Guest Bedroom/Office 7'9 x 6'9 (2.36m x 2.06m)

Double glazed window to front aspect, carpeted, power points, spotlights

Downstairs Cloakroom 4'2 x 3'3 (1.27m x 0.99m)

Laminate flooring, spotlights, wash basin with mixer tap and vanity under unit, low level W.C. extractor fan

Kitchen 10'2 x 8'11 (3.10m x 2.72m)

Double glazed window to front aspect, laminate flooring, a range of base and wall units with flat top marble effect work surfaces, sink with double drainer unit, integrated electric oven and hob, integrated fridge/freezer, integrated dish washer, chimney style extractor fan, spotlights, power points

Lounge/Diner 20 x 14'1 (6.10m x 4.29m)

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

Master Bedroom 14'1 x 9'7 (4.29m x 2.92m)

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

Bedroom Two 13'7 x 10'6 (4.14m x 3.20m)

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

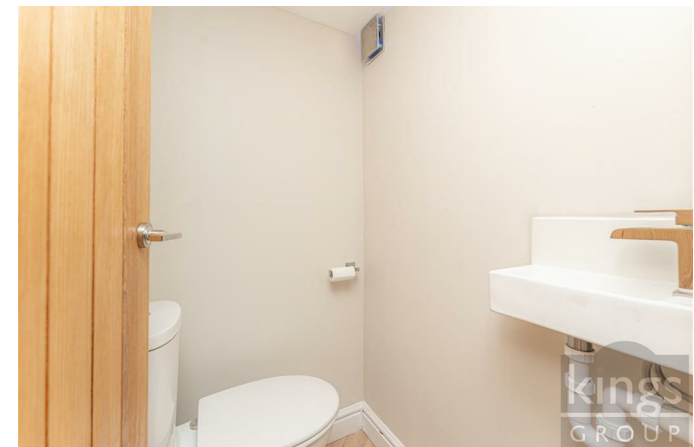
Family Bathroom 8'11 x 7'6 (2.72m x 2.29m)

Double glazed opaque window to front aspect, tiled flooring, tiled walls, wash basin with mixer tap and vanity under unit,

- FULLY RENOVATED THROUGHOUT
- MODERN FITTED BATHROOM
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED REAR GARDEN WITH PATIO AREA
- COUNCIL TAX BAND - C

panel enclosed bath with mixer tap and thermostatically controlled shower over bath, low level W.C. spotlights, heated towel rail, extractor fan

Council Tax Band - C
EPC Rating - C
Flood Risk - Very Low





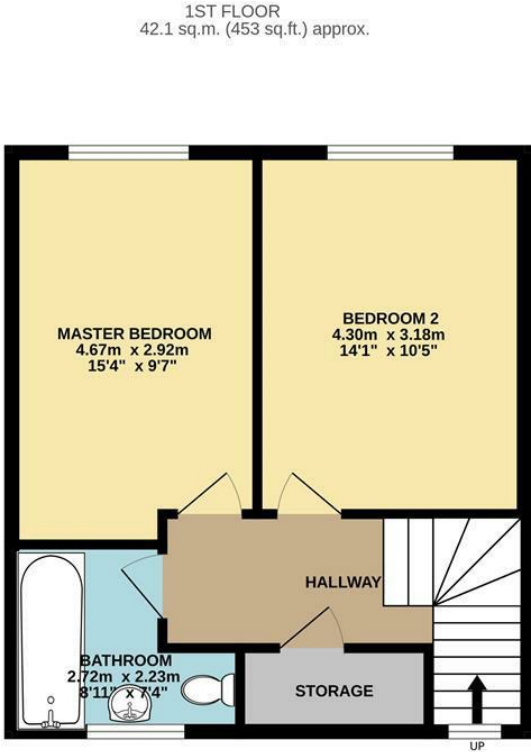
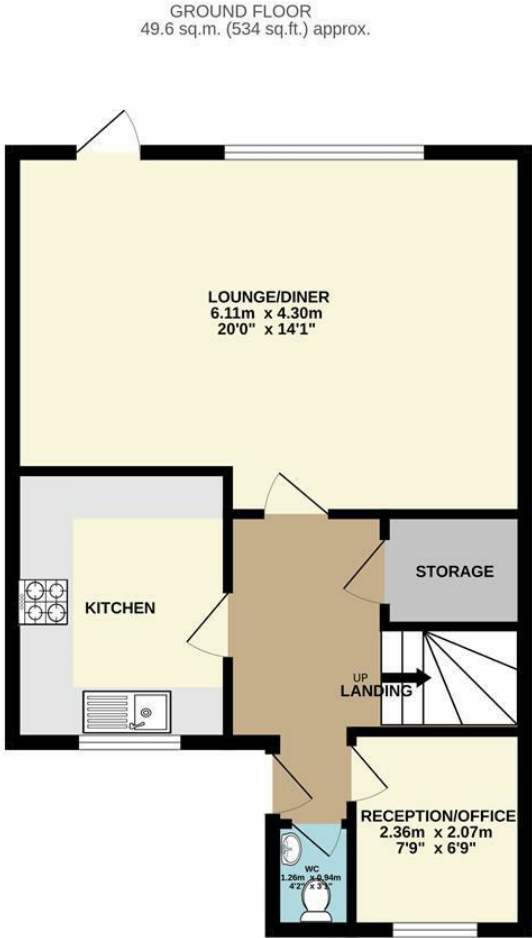
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



TOTAL FLOOR AREA : 91.7 sq.m. (987 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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