



Howe Drive, CM20 2FT  
Harlow





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# Howe Drive, CM20 2FT

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, FOUR BEDROOM SEMI-DETACHED TOWN HOUSE, IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF GILSTON PARK, HARLOW, CM20 \*\*

Nestled in the highly sought-after location, within the private development of Howe Drive, Gilston, this exquisite four-bedroom semi-detached townhouse offers a perfect blend of modern living and comfort. The property boasts a contemporary finish throughout, ensuring a stylish and inviting atmosphere for you and your family. Upon entering, you will be greeted by a spacious fully fitted modern kitchen/diner ideal for both relaxation and entertaining guests. The open-plan design allows for a seamless flow between cooking and dining, perfect for family gatherings or hosting friends. The heart of the home is undoubtedly the impressive first floor lounge with Juliette balcony. This townhouse is designed with convenience in mind, featuring underfloor heating throughout the ground floor that provides warmth and comfort during the colder months. The property also includes an integral garage and a driveway, offering ample parking space and easy access. The accommodation comprises four well-proportioned bedrooms, with two of them benefiting from en-suite bathrooms, providing privacy and convenience for family members or guests. Additionally, there is a family bathroom that serves the remaining bedrooms, ensuring that everyone has their own space. With its modern amenities and prime location, this property is an excellent opportunity for those seeking a stylish and functional family home. Don't miss the chance to make this beautiful townhouse your own.

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

## Offers In The Region Of £600,000



- **FOUR BEDROOM SEMI-DETACHED HOUSE**
- **TWO EN-SUITE BATHROOMS**
- **UNDER FLOOR HEATING THROUGHOUT GROUND FLOOR**
- **SPACIOUS OPEN PLAN KITCHEN/DINER**
- **CLOSE TO HARLOW TOWN TRAIN STATION**

#### **Entrance Hallway 6'11 x 22'11 (2.11m x 6.99m)**

Amtico flooring, stairs leading to first floor landing, underfloor heating, door leading to integral garage, door leading, to kitchen/diner, spotlights

#### **Integral Garage 9'6 x 12'9 (2.90m x 3.89m)**

Boiler, lighting

#### **Cloakroom 5'10 x 2'8 (1.78m x 0.81m )**

Low level W.C. pedestal style wash basin, tiled flooring with underfloor heating, part tiled walls, spotlights

#### **Kitchen/Diner 16'10 x 14'5 (5.13m x 4.39m )**

Two sets of double glazed French doors to rear aspect leading to rear garden, range of base and wall units with flat top work surfaces, integrated double oven and hob with extractor fan, fridge/freezer and wine fridge, insert sink with mixer tap, tiled flooring with underfloor heating, storage cupboard, spotlights, power points

#### **First Floor Landing**

Carpeted, storage cupboard, stairs leading to second floor landing

#### **Lounge 16'10 x 13'3 (5.13m x 4.04m )**

Two sets of double glazed French doors to rear aspect leading to Juliette balconies, amtico flooring, double radiator, TV aerial point, phone point, power points

#### **W.C. 5'4 x 3'2 (1.63m x 0.97m )**

Low level W.C. pedestal style wash basin with mixer tap, part tiled walls, tiled flooring, double radiator

#### **Bedroom One 10'11 x 9'10 (3.33m x 3.00m)**

Double glazed window to front aspect, walk in wardrobe, double radiator, carpeted, door leading to en-suite shower room, power points

- **CHAIN FREE**
- **FAMILY BATHROOM**
- **INTEGRAL GARAGE AND DRIVEWAY**
- **MODERN FINISH THROUGHOUT**
- **HIGHLY SOUGHT AFTER LOCATION**

#### **En-Suite Shower Room 7'0 x 4'9 (2.13m x 1.45m)**

Double glazed opaque window to front aspect, shower cubicle with thermostatically controlled shower, low level W.C. hand wash basin, heated towel rail, extractor fan, tiled flooring, tiled walls, spotlights

#### **Second Floor Landing**

Storage cupboard, carpeted

#### **Bedroom Two 11'7 x 11'6 (3.53m x 3.51m)**

Double glazed window to front aspect, carpeted, built in wardrobe, double radiator, door leading to en-suite shower room, power points

#### **En-Suite Bathroom Two 6'11 x 4'8 (2.11m x 1.42m)**

Double glazed opaque window to front aspect, shower cubicle with thermostatically controlled shower, low level W.C. hand wash basin, heated towel rail, extractor fan, spotlights

#### **Bedroom Three 14'7 x 9'10 (4.45m x 3.00m)**

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

#### **Bedroom Four 12'6 x 6'11 (3.81m x 2.11m)**

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

#### **Family Bathroom 7'1 x 6'1 (2.16m x 1.85m )**

Panel enclosed bath with shower attachment, low level W.C. hand wash basin, part tiled walls, heated towel rail, extractor fan, tiled flooring, spotlights

#### **External**

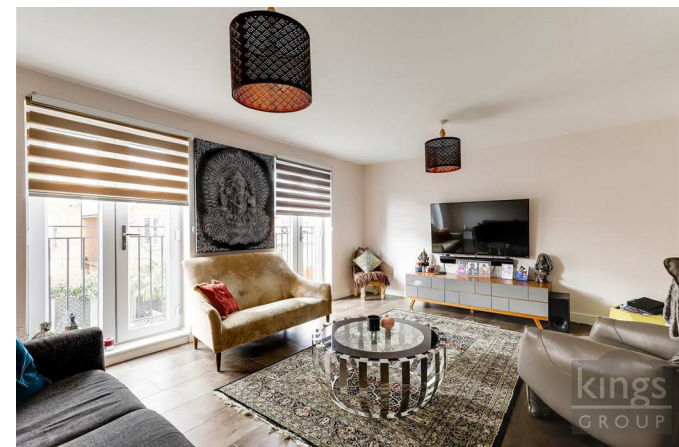
Driveway to front, rear garden, paved patio and artificial grass

Construction Type - Standard Construction - Brick Built

Council Tax Band - F

EPC Rating - B

Estate Maintenance Charge - Quartile payments - TBC



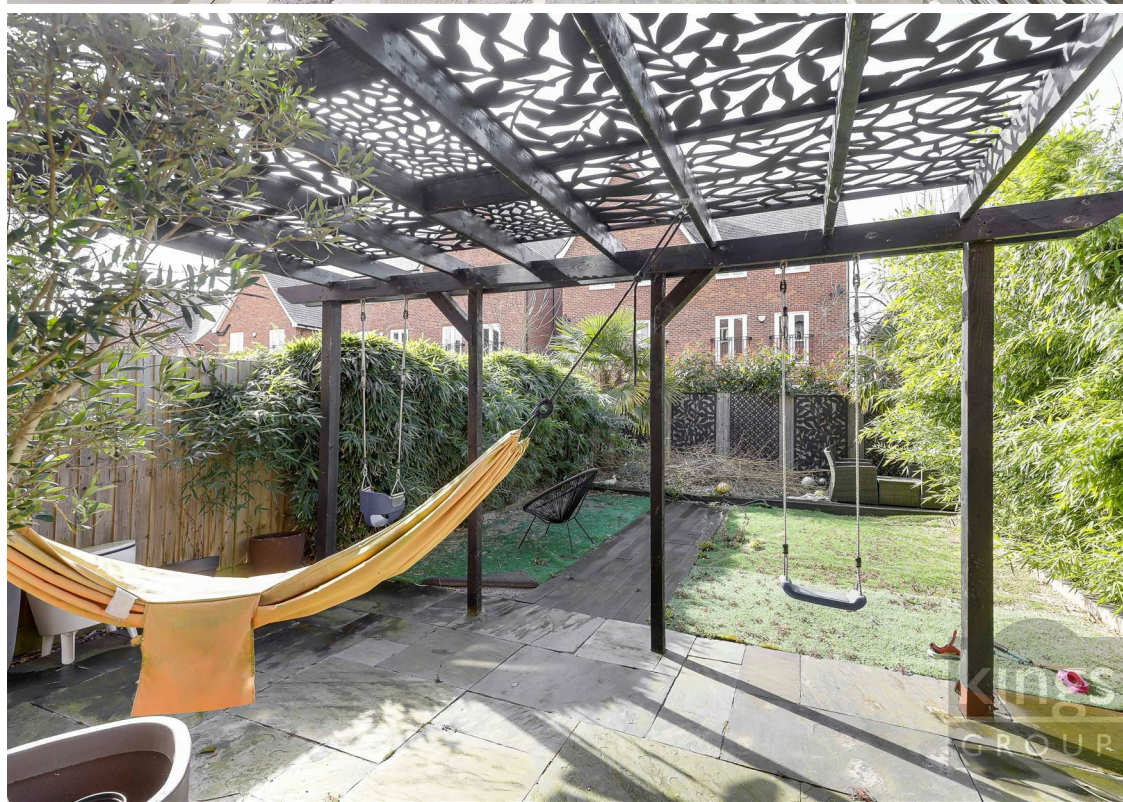


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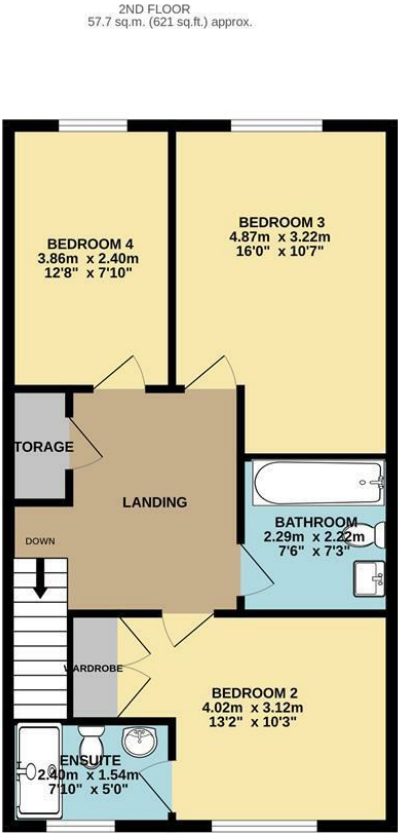
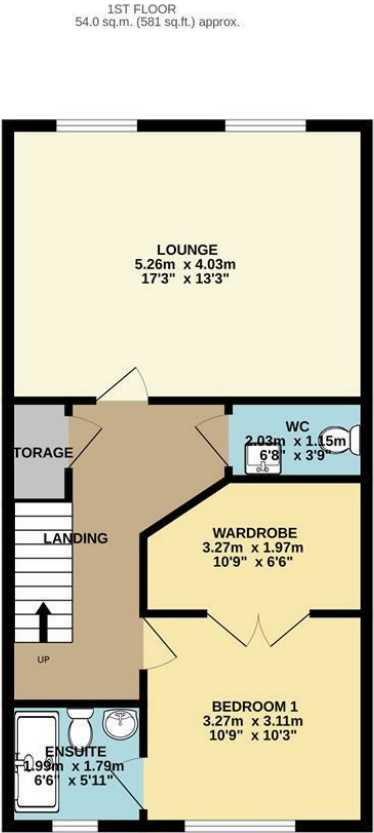
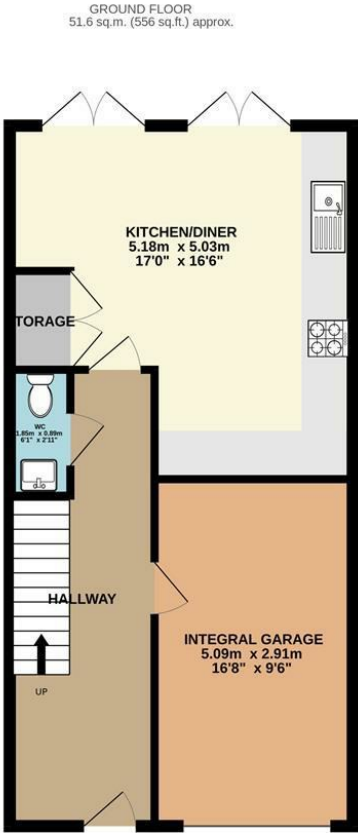


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus)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



TOTAL FLOOR AREA : 163.4 sq.m. (1759 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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