



Felmongers, CM20 3DW
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE FOR SALE, IN THE SOUGHT AFTER AREA OF FELMONGERS, HARLOW, CM20 ****

GUIDE PRICE - £350,000 - £375,000.

Nestled in the charming area of Felmongers, Harlow, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a practical bathroom and an additional outside toilet, adding to the convenience of daily life. The rear garden is a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the property benefits from rear access, enhancing the ease of use for outdoor activities.

Parking is a breeze with ample street parking available, and there are garages to rent from Harlow Council for those needing extra storage or vehicle space. The location is particularly advantageous, being in close proximity to Harlow Town Centre, where you will find a variety of shops, restaurants, and amenities. For commuters, Harlow Mill and Harlow Town train station is just a short distance away, providing excellent transport links to London and beyond.

Families will appreciate the nearby good schools, making this property an ideal choice for those with children. With a complete chain in place, this three-bedroom mid-terrace house is ready for you to make it your home. Don't miss the chance to view this spacious and conveniently located property in Harlow.

To avoid disappointment please call us now on 012794330333 to arrange your viewing.

Guide Price £350,000



- **** GUIDE PRICE £350,000 - £375,000 ****
- **SPACIOUS THROUGHOUT**
- **AMPLE STREET PARKING**
- **CLOSE TO HARLOW TOWN CENTRE**

- **EASY ACCESS TO A414 & M11**

Entrance Hallway 8'56 x 8'18 (2.44m x 2.44m)

Double glazed opaque window to front aspect, tiled flooring, single radiator, storage cupboard, stairs leading to first floor landing

Lounge/Diner 21'8 x 10'6 (6.60m x 3.20m)

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to rear aspect, carpeted, two single radiators, TV aerial point, phone point, power points

Kitchen 13'5 x 8'2 (4.09m x 2.49m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, single radiator, tiled flooring, a range of base and wall units with roll top marble effect work surfaces, integrated electric oven and induction hob, integrated extractor fan, sink with single drainer unit, fridge/freezer, washing machine, tiled splash backs, power points

First Floor Landing

Carpeted, airing cupboard

Master Bedroom 11'6 x 12'98 (3.51m x 3.66m)

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

Bedroom Two 10'58 x 12'59 (3.05m x 3.66m)

Double glazed window to rear aspect, laminate flooring, single radiator, power points

Bedroom Three 8'5 x 8'1 (2.57m x 2.46m)

Double glazed window to front aspect, single radiator, built in wardrobe, power points, coved ceiling

Family Bathroom 8'2 x 5'5 (2.49m x 1.65m)

Double glazed opaque window to rear aspect, vinyl flooring,

- **COMPLETE CHAIN**
- **GOOD SIZED REAR GARDEN WITH REAR ACCESS**
- **GARAGES AVAILABLE TO RENT FROM HARLOW COUNCIL**
- **CLOSE TO HARLOW TOWN AND HARLOW MILL TRAIN STATION**
- **OUTSIDE TOILET**

extractor fan, panel enclosed bath with thermostatically controlled shower over bath, low level W.C. wash basin with vanity under unit

External

Rear garden with rear access, outside toilet, ample street parking, garages to rear available to rent from Harlow Council

EPC Rating - D

Council Tax Band - C

Construction Type - Brick Built (Standard Construction)





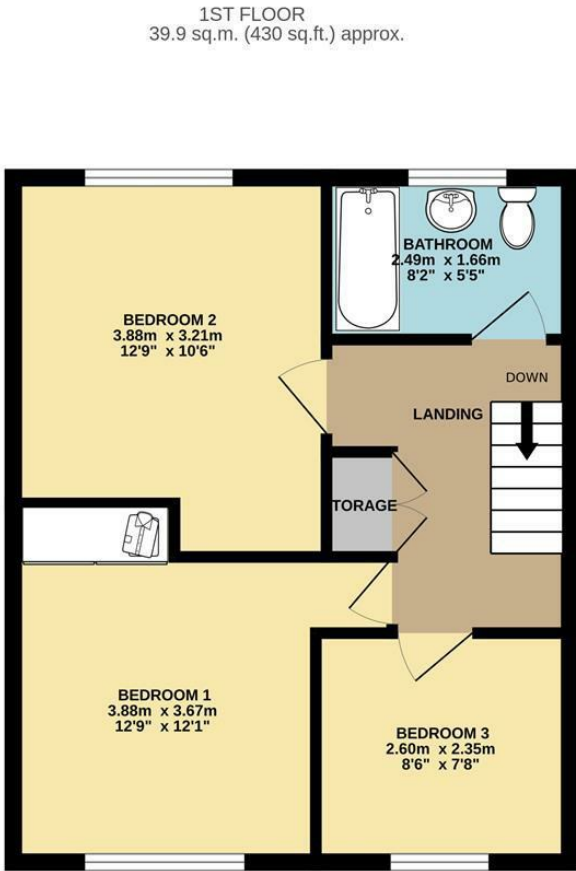
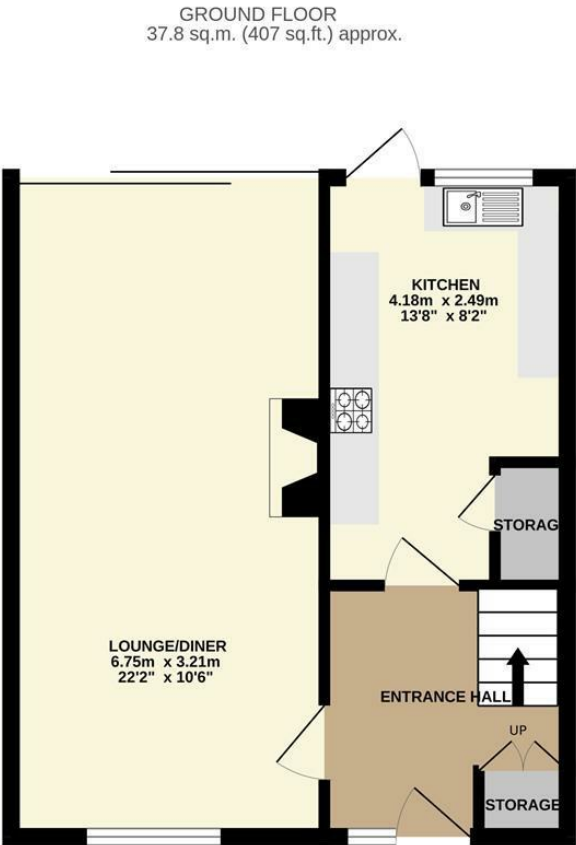
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GROUP





| 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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



TOTAL FLOOR AREA : 77.8 sq.m. (837 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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