



Sakins Croft, CM18 7BN
Harlow





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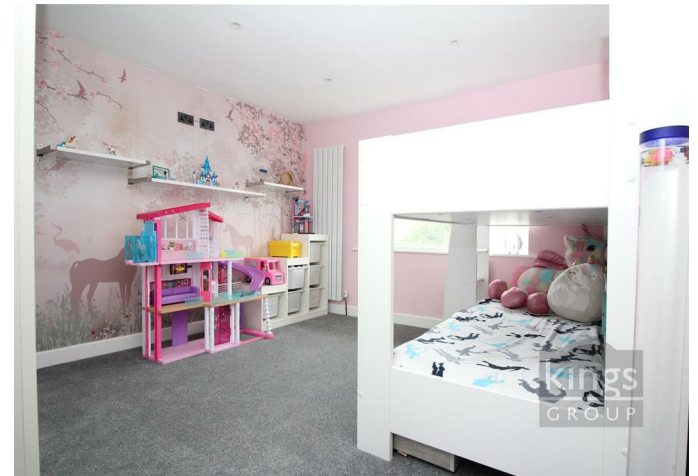
**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, FOUR BEDROOM, TWO BATHROOM, SEMI-DETACHED HOUSE FOR SALE WITH A LARGE DRIVEWAY AND GARAGE, IN THE SOUGHT AFTER AREA OF SAKINS CROFT, HARLOW ****

In our opinion this beautiful family home would make an ideal purchase for any first time buyer looking to get on the property ladder or any family in need of some extra space. The property is in close proximity of local schools, shops and transport links. Passmores Academy is a 12 minute (0.6 miles) walk away and Pear Tree Mead Primary Academy is less than 5 minutes walk (0.1 mile) away. You also have the M11 connection at Harlow just 5 minutes drive away (1.5 miles) giving you direct access into London, Cambridge and Stansted Airport. Bush Fair shopping centre is just a stone throw away, accessible at less than 10 minutes walk (0.4 miles) or less than 5 minutes drive (0.6 miles), here you will find local supermarket, post office, pharmacy and a range of takeaway restaurants.

The property comprises spacious entrance hallway, modern open plan lounge/kitchen/diner with French doors leading to rear garden. The first floor comprises of three good sized bedrooms and a family bathroom with modern four piece suite. The second floor comprises of a master suite in the loft with an en-suite shower room and fitted wardrobes. The property also benefits from a good sized rear garden with side access, garage and a large driveway for up to four cars.

To avoid disappointment please call us now to arrange your viewing on 01279433033.

Offers In The Region Of £490,000



- **FOUR BEDROOM SEMI-DETACHED HOUSE**
- **GARAGE**
- **EN-SUITE TO MASTER BEDROOM**
- **MODERN FITTED KITCHEN AND FAMILY BATHROOM**
- **EASY ACCESS TO A414 & M11**

Entrance Hall 6'66 x 11'94 (1.83m x 3.35m)

Double glazed opaque window to front aspect, laminate flooring

Lounge/Diner 24'06 x 11'46 (7.47m x 3.35m)

Double glazed window to front aspect, laminate flooring, phone point, TV aerial, power points, double glazed French doors leading to rear garden

Kitchen 10'19 x 18'71 (3.05m x 5.49m)

Double glazed window to rear aspect, laminate flooring, tiled splash backs, marble effect flat top work surfaces, integrated cooker, electric oven, gas hob, integrated chimney style extractor fan, sink with double drainer unit, integrated fridge/freezer, plumbing for washing machine and dishwasher, spot lights

Family Bathroom 8'51 x 6'93 (2.44m x 1.83m)

Double glazed opaque window to rear aspect, spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath, thermostatically controlled walk in shower, wash basin with mixer tap, low level W.C.

Bedroom One 10'99 x 12'41 (3.05m x 3.66m)

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

Bedroom Two 9'64 x 11'29 (2.74m x 3.35m)

Double glazed window to front aspect, spotlights, single radiator, carpeted flooring, power points

Bedroom Three 7'93 x 8'71 (2.13m x 2.44m)

Double glazed window to front aspect, single radiator, carpeted flooring, TV aerial point, power points

- **LARGE DRIVEWAY**
- **LOFT CONVERSION**
- **IMMACULATLY PRESENTED THROUGHOUT**
- **SIDE ACCESS TO REAR GARDEN**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Master Bedroom (Loft) 11'26 x 16'11 (3.35m x 5.16m)

Double glazed velux to front aspect, double glazed window to rear aspect, single radiator, carpeted flooring, fitted wardrobes, spotlights, built in storage cupboard, TV aerial point, power points

En-Suite 7'16 x 6'07 (2.13m x 2.01m)

Double glazed opaque window to rear aspect, heated towel rail, tiled flooring, extractor fan, thermostatically controlled shower, under sink vanity unit, low level W.C, tiled walls

EPC Rating - TBC

Council Tax Band - D

Construction Type - Brick Built (Standard Construction)





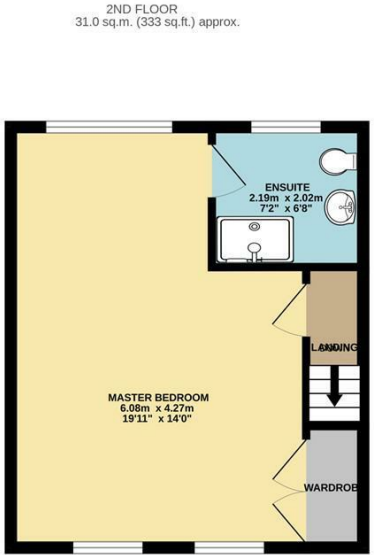
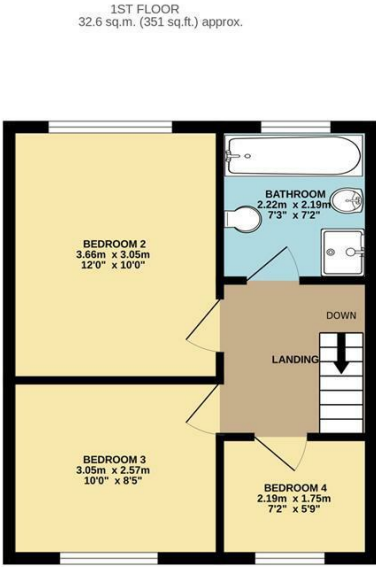
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 : 96.2 sq.m. (1036 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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