



Linford End, CM19 4LW
Harlow



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** KINGS GROUP HARLOW AND DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, FIRST FLOOR, TWO BEDROOM, SPLIT LEVEL MASONETTE IN THE SOUGHT AFTER GATED DEVELOPMENT OF ORCHARD APARTMENTS, HARLOW **

Nestled in the desirable Linford End area of Harlow, this splendid two-bedroom, two-bathroom first-floor split-level maisonette offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a spacious and contemporary open-plan kitchen and living room, which is bathed in natural light and features a charming Juliette balcony that overlooks the beautifully maintained communal gardens.

The property boasts a generously sized master bedroom, complete with its own en-suite bathroom, providing a private retreat for relaxation. The second bedroom is also well-proportioned, making this home ideal for small families, couples, or professionals seeking extra space.

Situated within a sought-after gated development, this maisonette is conveniently located close to Harlow Town Centre and Harlow Town train station, ensuring easy access to local amenities and transport links. Additionally, the property benefits from allocated parking, a valuable feature in this bustling area, along with access to the communal gardens, perfect for enjoying the outdoors.

This delightful maisonette presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this charming property your new home.

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

Offers In The Region Of £315,000



- TWO BEDROOM SPLIT LEVEL MASONETTE
- HIGHLY SOUGHT AFTER GATED DEVELOPMENT
- COMMUNAL GARDENS
- SPACIOUS MASTER BEDROOM WITH EN-SUITE
- CLOSE TO TOWN CENTRE AND HARLOW TOWN TRAIN STATION

Entrance Hallway 9'88 x 13'76 (2.74m x 3.96m)

Wooden flooring, storage cupboard, stairs leading to first floor landing, intercom system, doors leading to bedroom, shower room and lounge/diner

Kitchen/Sitting Room 21'8 x 13'77 (6.60m x 3.96m)

Double glazed French doors to rear aspect leading to Juliette balcony, double glazed window to rear aspect, wooden flooring, open plan kitchen/lounge with breakfast bar, a range of base and wall units with flat top marble effect work surfaces, sink with single drainer unit, integrated electric oven and induction hob, extractor fan, space for fridge and freezer, integrated washing machine, power points, TV aerial point, phone point, double radiator

Bedroom Two 11'09 x 9'34 (3.58m x 2.74m)

Double glazed window to front aspect, carpeted flooring, double radiator, door to en-suite shower room, power points, fitted wardrobe

Shower Room 6'61 x 5'49 (1.83m x 1.52m)

Shower cubicle with thermostatically controlled shower, low level W.C. wash basin with mixer tap and vanity under unit, extractor fan, tiled flooring, tiled splash backs

First Floor Landing 7'11 x 8'30 (2.41m x 2.44m)

Carpeted, door leading to master bedroom and main bathroom

Master Bedroom 30'37 x 8'69 (9.14m x 2.44m)

Double glazed window to rear aspect, double glazed velux windows to side aspect, wooden flooring, TV aerial point, power points, double radiator, door leading to dressing room

First Floor Bathroom 9'43 x 6'72 (2.74m x 1.83m)

Tiled flooring, tiled walls, panel enclosed bath with mixer tap

- IMMACULATELY PRESENTED THROUGHOUT
- ALLOCATED PARKING
- TWO MODERN BATHROOMS
- OPEN PLAN MODERN KITCHEN/LIVING ROOM WITH JULIETTE BALCONY
- LEASE REMAINING - 93 YEARS

and shower over bath, low level W.C. wash basin with mixer tap and vanity under unit, extractor fan

External

Communal gardens, allocated parking, gated entrance

Council Tax Band - B

EPC Rating - B

Lease Remaining - 93 Years

Service Charge - £1260 PA

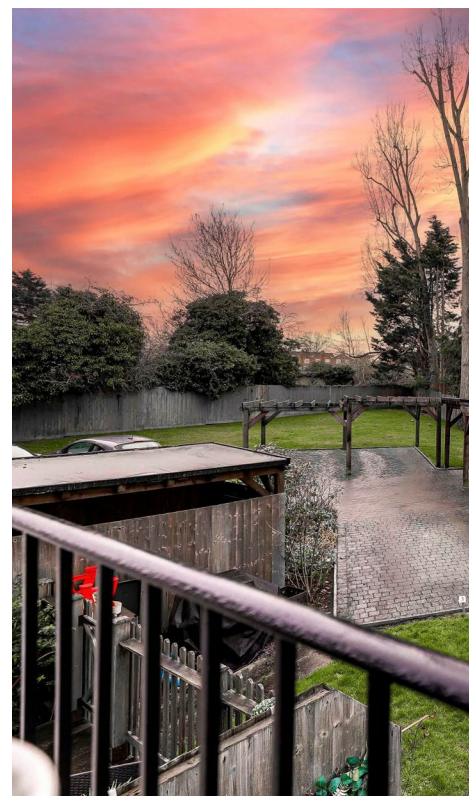
Ground Rent - £250 PA

Construction Type - Brick Built





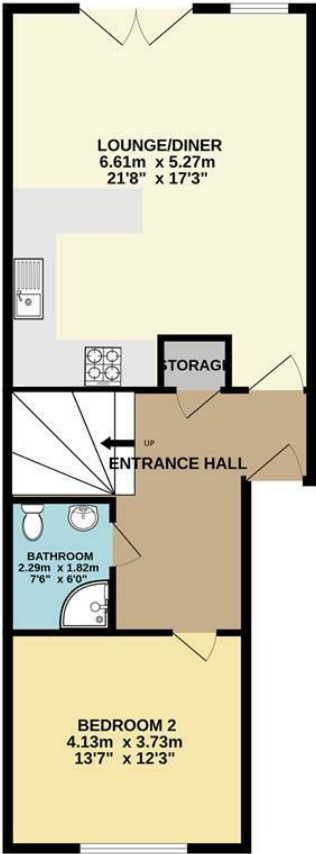




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 115.3 sq.m. (1241 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no warranty as to their operability or efficiency can be given.
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