

Iceni Square, CM18 7FL
Harlow





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** KINGS GROUP HARLOW ARE DLEIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, SPACIOUS, FOUR BEDROOM DETACHED TOWNHOUSE IN THE HIGHLY SOUGHT AFTER ATELIER DEVELOPMENT IN HARLOW, CM18 **

GUIDE PRICE - £450,000 - £475,000.

Nestled in the highly sought-after Iceni Square in Harlow, this immaculately presented four-bedroom detached townhouse offers a perfect blend of modern living and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the contemporary kitchen is equipped with integrated appliances, making it a delight for any home chef.

The townhouse features two well-appointed bathrooms, including an en-suite to the primary bedroom, which adds a touch of luxury to your daily routine. Each bedroom is generously sized, with fitted wardrobes providing ample storage space, ensuring that the home remains tidy and organised. One of the standout features of this property is its picturesque view overlooking a green space, creating a serene environment for residents. Additionally, the property includes two parking spaces at the rear, a valuable asset in this desirable area and a rear garden with rear access.

Conveniently located close to local shops and amenities, this townhouse is perfect for families or professionals seeking a vibrant community atmosphere. With its modern finishes and thoughtful design, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this stunning property your own.

Call us today on 01279433033 to arrange your viewing.

Guide Price £450,000



- **FOUR BEDROOM DETACHED TOWNHOUSE**
- **MODERN KITCHEN WITH INTEGRATED APPLIANCES**
- **SPACIOUS LOUNGE/DINER**
- **AMPLE STORAGE**
- **TWO PARKING SPACES TO THE REAR**

Entrance Hallway

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

Kitchen 15'0 x 6'5 (4.57m x 1.96m)

Double glazed window to front aspect, tiled flooring, tiled splash backs, double radiator, a range of base and wall units with flat top work surfaces, integrated fridge/freezer, integrated electric oven and induction hob, integrated extractor fan, plumbing for washing machine and dishwasher, sink with single drainer unit, power points

Lounge/Diner 19'4 x 13'11 (5.89m x 4.24m)

Double glazed windows to side and rear aspect, double glazed French doors to rear aspect, skylights, carpeted, TV aerial point, phone point, power points

Downstairs Cloakroom 6'5 x 3'5 (1.96m x 1.04m)

Tiled flooring, tiled splash backs, low level flush W.C. wash basin with mixer tap and vanity under unit, double radiator, extractor fan

First Floor Landing

Carpeted, double glazed window to side aspect, double radiator, power points

Bedroom Two 13'11 x 11'11 (4.24m x 3.63m)

Double glazed window to rear aspect, carpeted, built in storage cupboard, double radiator, power points

Bedroom Four 8'6 x 7'3 (2.59m x 2.21m)

Double glazed windows to front aspect, carpeted, power points, double radiator

Family Bathroom 7'3 x 7'0 (2.21m x 2.13m)

Tiled flooring, tiled walls, panel enclosed bath with

- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **DOWNSTAIRS W.C.**
- **EN-SUITE TO MASTER BEDROOM**
- **REAR GARDEN WITH REAR ACCESS**
- **HIGHLY SOUGHT AFTER DEVELOPMENT**

thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level flush W.C. extractor fan, heated towel rail

Second Floor Landing

Carpeted, airing cupboard

Master Bedroom 13'11 x 12'3 (4.24m x 3.73m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, double radiator, power points, door leading to en-suite

En-Suite 7'3 x 5'2 (2.21m x 1.57m)

Shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C. tiled walls, tiled flooring, extractor fan, heated towel rail

Bedroom Three 13'11 x 8'6 (4.24m x 2.59m)

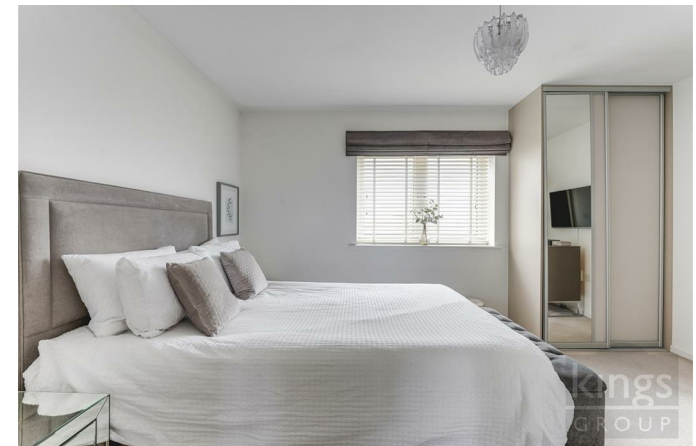
Double glazed window to front aspect, built in storage cupboard, fitted wardrobes, carpeted, power points, double radiator

EPC Rating - B

Council Tax Band - F

Construction Type - Brick Built

Parking - Two allocated spaces





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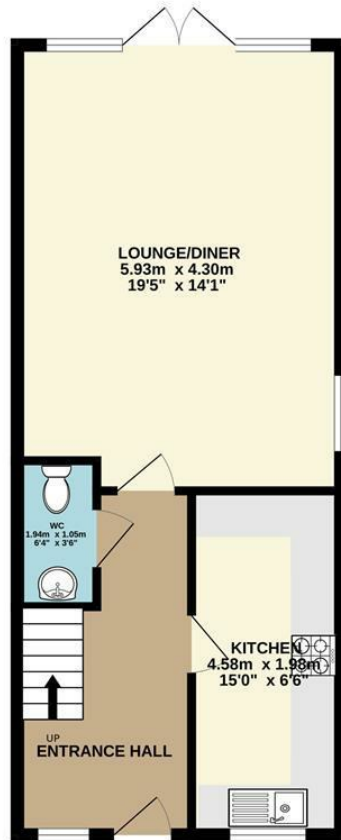
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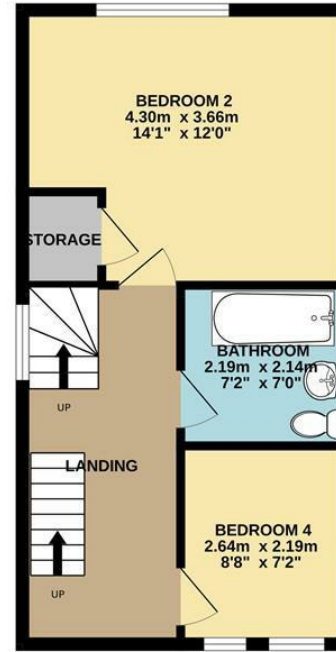
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

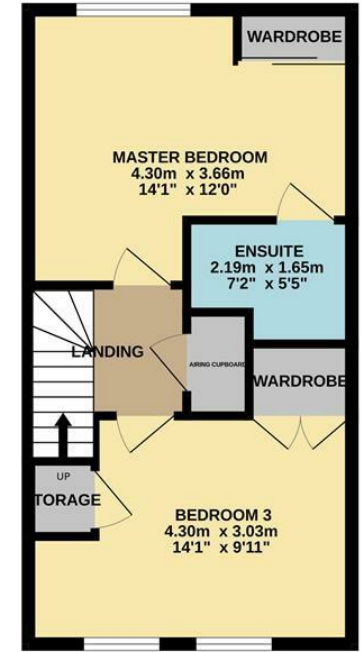
GROUND FLOOR
45.2 sq.m. (486 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



2ND FLOOR
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 117.7 sq.m. (1267 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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