



Deer Park, CM19 4LD
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED THREE BEDROOM, SEMI-DETACHED HOUSE FOR SALE IN THE SOUGHT AFTER CUL-DE SAC LOCATION OF DEER PARK, HARLOW ****

This three bedroom semi-detached house is for sale, located in the very popular Parks area of Harlow, Deer Park. This property is situated in a cul-de sac location aside green belt land with huge potential to extend (STPP). In our opinion this property would make the perfect family forever home due to its desirable location, size and potential. The property is less than 10 minutes walk to Jerounds Primary Academy and a 20 minute walk to Stewards Academy giving you great schooling for children. The property is also less than 30 minutes walk or 10 minutes drive to Harlow Town Centre where you will find 24-hour supermarket, variety of popular restaurants, range of high street shops and choice of affordable gyms.

The property comprises of front porch, spacious entrance hall, lounge, dining room with patio doors leading to rear garden, fully fitted kitchen also with access to garden, downstairs cloakroom, the first floor comprises of spacious landing leading to three good sized bedrooms, two of which have fitted storage, first floor family bathroom with modern four piece suite including separate thermostatically controlled shower cubicle. Externally the property comprises off large garage (width and a half) driveway for four cars, SOUTH FACING rear garden with decked seating area, side access. The property also has huge potential to extend to the side and rear (STPP).

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

Offers In The Region Of £480,000



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **DRIVEWAY FOR FOUR CARS**
- **SOUGHT AFTER CUL DE SAC LOCATION**
- **WITHIN CATCHMENT OF SOUGHT AFTER SCHOOLS**
- **SOUTH FACING UN OVERLOOKED REAR GARDEN**

Porch 5'98 x 5'25 (1.52m x 1.52m)

Double glazed windows to front and side aspect, storage cupboard, tiled flooring, single radiator, double doors opening to entrance hallway

Entrance Hallway 16'02 x 5'93 (4.93m x 1.52m)

double radiator, laminate flooring, coved ceiling, power points, door leading to downstairs WC

Downstairs WC 6'11 x 2'62 (2.11m x 0.61m)

Double glazed opaque window to side aspect, single radiator, tiled flooring, wash basin with mixer tap, part tiled walls, low level WC

Lounge 14'46 x 11'96 (4.27m x 3.35m)

Double glazed window to front aspect, double radiator, laminate flooring, gas fire place with stone surround, coved ceiling, phone point, TV aerial point, power points

Dining Room 11'26 x 7'88 (3.35m x 2.13m)

Double glazed window to rear aspect, double radiator, laminate flooring, coved ceiling, power points, double glazed patio doors leading to rear garden

Kitchen 9'12 x 10'05 (2.74m x 3.18m)

Double glazed window to side aspect, tiled flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, integrated electric oven, integrated hob, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, space for dish washer, coved ceiling, power points, double glazed door leading to rear garden

First Floor Landing 7'30 x 8'38 (2.13m x 2.44m)

Double glazed window to side aspect, carpeted, coved ceiling, power points

- **WIDTH AND A HALF GARAGE**
- **IMMACULATLY PRESENTED THROUGHOUT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **POTENTIAL TO EXTEND (STPP)**
- **NEW CONSUMER UNIT AND BOILER**

Master Bedroom 13'56 x 10'58 (3.96m x 3.05m)

Double glazed window to front aspect, double radiator, carpeted, fitted wardrobes, TV aerial point, power points

Bedroom Two 10'64 x 10'23 (3.05m x 3.05m)

Double glazed window to rear aspect, double radiator, carpeted, free standing wardrobes, TV aerial point, power points

Bedroom Three 10'23 x 7'37 (3.05m x 2.13m)

Double glazed window to front aspect, single radiator, carpeted, built in storage cupboard, power points

Family Bathroom 7'03 x 7'22 (2.21m x 2.13m)

Doubled glazed opaque window to rear aspect, heated towel rail, tiled flooring, tiled walls, panel enclose bath with mixer tap, separate shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level WC

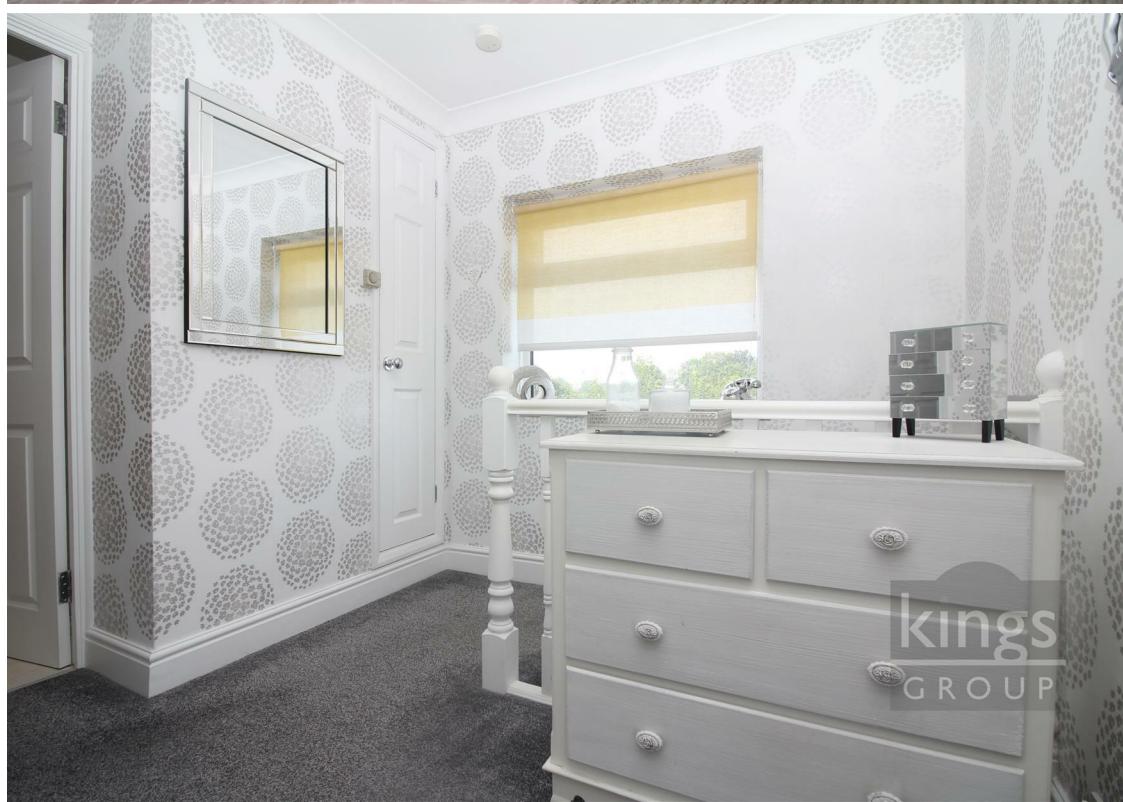




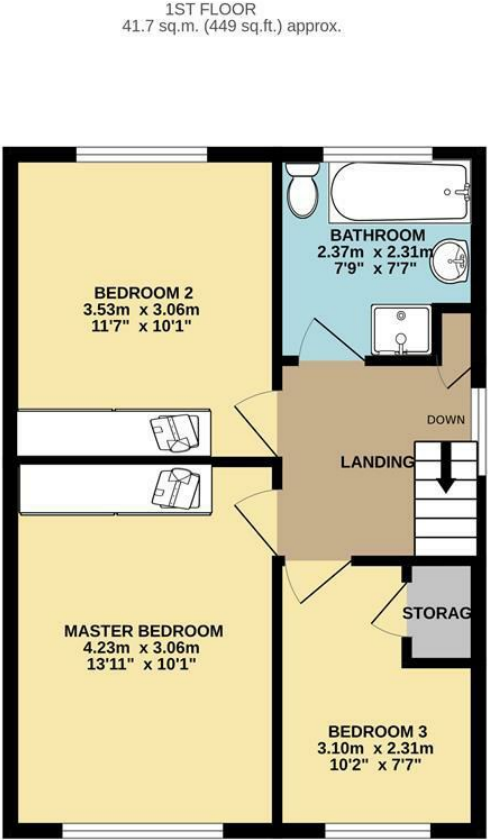
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 : 85.7 sq.m. (922 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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