



Parish Way, CM20 1PR  
Harlow







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# Parish Way, CM20 1PR

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, FOUR BEDROOM, END OF TERRACE HOUSE FOR SALE IN THE HIGHLY SOUGHT AFTER AREA OF PARISH WAY, HARLOW, CM20 \*\***

In our opinion this immaculately presented property is ideal for any first time buyer or investor looking to get onto the property ladder and looking for a home they can move straight into, or alternatively anyone upsizing and looking for extra space as this property has so much to offer. Located in the ever so popular development of Parish Way within walking distance of Harlow Town Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. The property is also conveniently located for easy access to local shops and amenities, Harlow town center is a short walk away offering you a variety of 24 hour supermarkets, a wide range of high street shops and restaurants, you are also within easy reach of Harlow's Retail Parks on Edinburgh Way and good road links to the surrounding areas.

The property comprises of spacious entrance hallway, downstairs cloakroom, lounge, kitchen/diner, conservatory, on the first floor you have a family bathroom with three piece suite, three bedrooms, the master bedroom has a large built in wardrobe and an en-suite shower room, stairs leading to loft room where you have a spacious double bedroom with walk in wardrobe and en-suite shower room. Externally you have a low maintenance rear garden with a fully insulated summer house with power, rear access, garage and three parking spaces.

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

## Offers In Excess Of £425,000





- **FOUR BED END OF TERRACE HOUSE FOR SALE**
- **IMMACULATE CONDITION THROUGHOUT**
- **EN-SUITE TO MASTER BEDROOM**
- **FULLY INSULATED SUMMER HOUSE**
- **THREE PARKING SPACES**

**Entrance Hallway 18'0" x 6'8" (5.49 x 2.05)**

Stairs leading to first floor landing, laminate flooring, smoke alarm, power points

**Lounge 17'4" x 8'1" (5.30 x 2.47)**

Laminate flooring, power points, TV aerial point, phone point, double radiator, double glazed window to front aspect

**Kitchen/Diner 14'10" x 9'9" (4.54 x 2.99)**

Double glazed window to rear aspect, single radiator, tiled flooring, tiled splash backs, a range of base and wall units with roll top wood effect work surfaces, integrated electric cooker with gas hob, integrated chimney style extractor fan, sink with double drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spotlights, double glazed door leading to conservatory, power points

**Conservatory 11'10" x 4'7" (3.61 x 1.42)**

Double glazed windows to rear and side aspect, laminate flooring, power points, double glazed French doors leading to rear garden

**Downstairs WC 6'0" x 2'9" (1.85 x 0.85)**

Double glazed opaque window to front aspect, single radiator, laminate flooring, extractor fan, pedestal wash basin, low level WC, tiled splash backs

**Master Bedroom 12'2" x 8'4" (3.73 x 2.55)**

Double glazed window to front aspect, single radiator, laminate flooring, built in wardrobe, power points, door leading to en-suite shower room

**En-suite To Master 8'3" x 4'7" (2.52 x 1.41)**

Heated towel rail, tiled walls, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower,

- **CHAIN FREE**
- **LOFT ROOM WITH EN-SUITE**
- **DOWNSTAIRS W.C.**
- **GARAGE**
- **WALKING DISTANCE TO HARLOW TOWN CENTRE AND TRAIN STATION**

pedestal wash basin with mixer tap, low level WC, spotlights

**Bedroom Two 10'5" x 8'3" (3.20 x 2.53)**

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

**Bedroom Three 8'3" x 6'0" (2.54 x 1.83 )**

Double glazed window to front aspect, single radiator, laminate flooring

**Family Bathroom 6'5" x 6'0" (1.97 x 1.85 )**

Double glazed opaque window to rear aspect, single radiator, laminate flooring, extractor fan, panel enclosed bath with shower attached, wash basin with mixer tap and vanity under unit, low level WC, tiled walls, spotlights

**Loft Room 14'1" x 9'1" (4.31 x 2.77)**

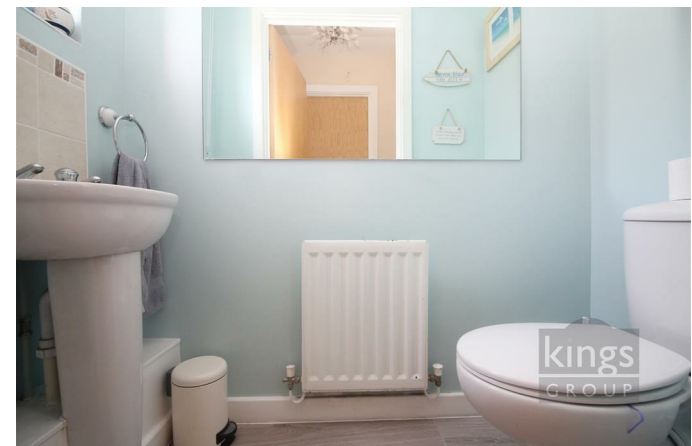
Double glazed velux windows to rear aspect, single radiator, laminate flooring, walk in wardrobe, door leading to en-suite shower room, TV aerial point, power points, spotlights

**En-Suite To Loft Room 4'5" x 2'5" (1.35 x 0.74)**

Wash basin with mixer tap and vanity under unit, shower cubicle with thermostatically controlled shower, laminate flooring, tiled walls

**Summer House 13'9" x 7'2" (4.21 x 2.20)**

Double glazed windows to front aspect, double glazed French doors leading to garden, fully insulated, power points, vinyl flooring





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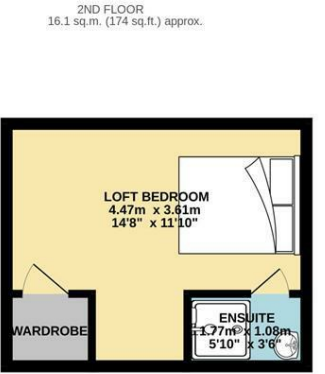
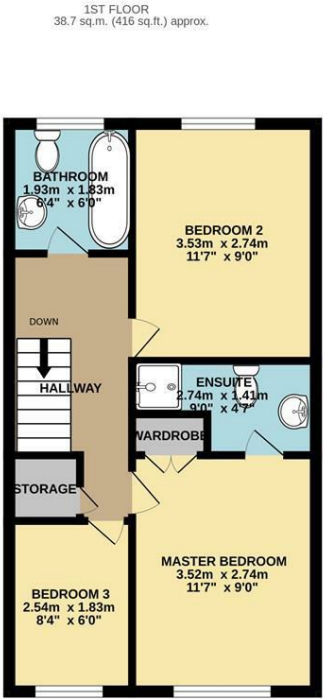
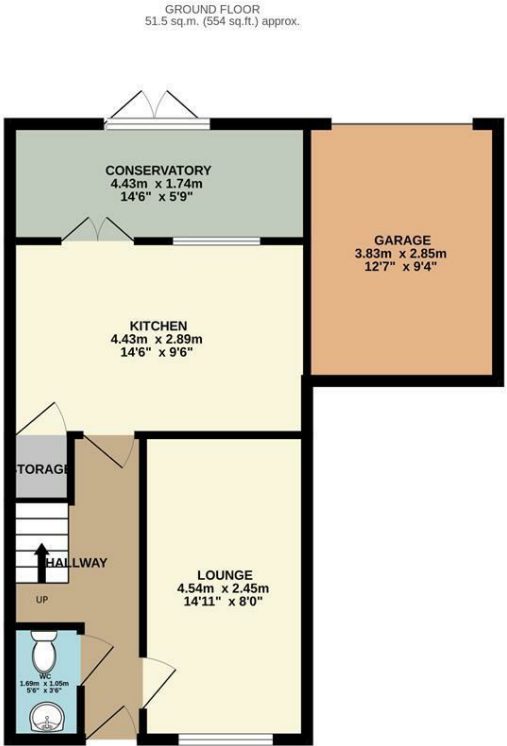
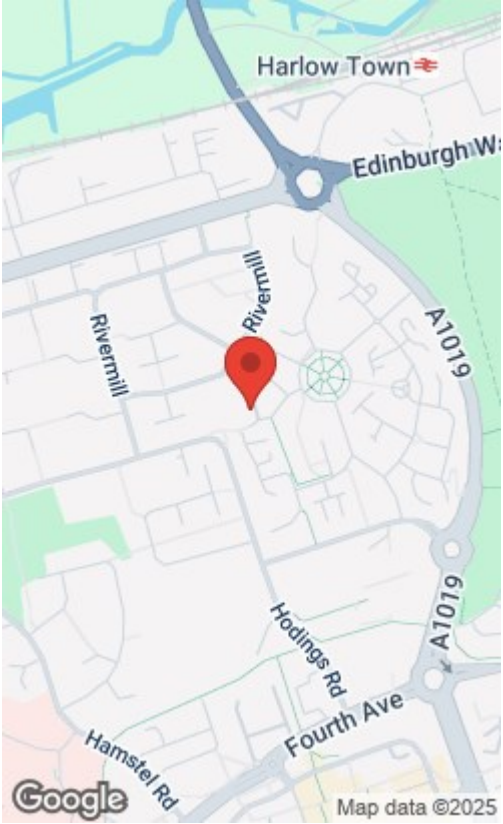


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 106.3 sq.m. (1144 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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