



North Grove, CM18 6DX  
Harlow





kings  
GROUP

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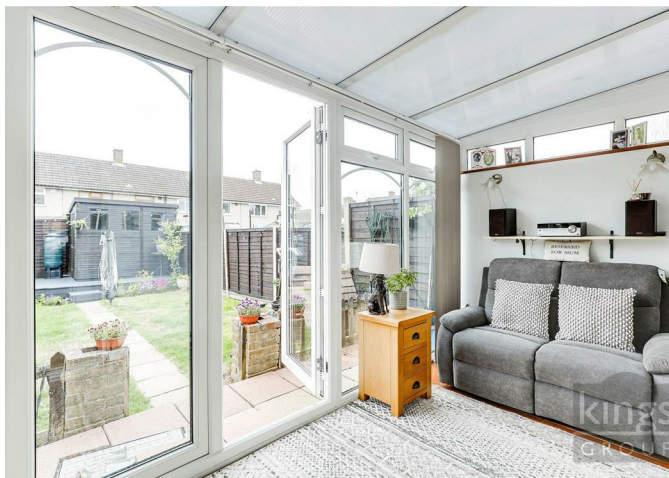
**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, SPACIOUS, TWO BEDROOM MID-TERRACE HOUSE FOR SALE IN NORTH GROVE, HARLOW \*\***

Nestled in the desirable North Grove area of Harlow, this beautifully presented mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a charming home.

Upon entering, you are welcomed into a spacious lounge diner, which provides an inviting space for relaxation and entertaining. The adjoining conservatory enhances the living area, allowing natural light to flood in and creating a delightful atmosphere. The fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property boasts a modern shower room, ensuring that your daily routines are both comfortable and efficient. Outside, the front and rear gardens are a true highlight, featuring a decked seating area that is perfect for enjoying warm summer evenings or hosting gatherings with friends and family. Location is key, and this home does not disappoint. It is conveniently situated close to local shops and amenities, making daily errands a breeze. Additionally, it falls within the catchment area of sought-after schools, making it an excellent choice for families. For those who commute, the property offers easy access to the M11 and A414, ensuring that you can travel with ease. Ample street parking is available, providing further convenience for residents and visitors alike. This mid-terrace house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful property your own.

Call us now on 01279433033 to arrange your viewing.

## Offers In The Region Of £325,000



- **TWO BEDROOM MID-TERRACED HOUSE**
- **SPACIOUS LIVING ROOM**
- **TWO DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **GOOD SIZED REAR GARDEN**
- **EASY ACCESS TO A414 & M11**

**Storage Shed 8'27 x 6'56 (2.44m x 1.83m)**

Power points and lighting

**Entrance Hallway 9'11 x 5'86 (3.02m x 1.52m)**

Vinyl flooring, under stairs storage, stairs leading to first floor landing, single radiator, doors leading to living room and kitchen

**Lounge 20'09 x 11'61 (6.32m x 3.35m)**

Double glazed bay window to front aspect, laminate flooring, single radiator, fireplace with wooden over mantle and surround, TV aerial point, phone point, power points, coved textured ceiling, patio doors leading to conservatory

**Conservatory 6'54 x 16'21 (1.83m x 4.88m)**

Tiled flooring, double radiator, power points, Double glazed French doors to rear aspect leading to rear garden, insulated roof, double glazed door leading to kitchen

**Kitchen 10'83 x 7'30 (3.05m x 2.13m)**

Double glazed windows and door to rear aspect leading to conservatory, vinyl flooring, a range of base and wall units with flat top wooden effect work surfaces, sink with double drainer unit, wooden splash backs, integrated electric oven, induction hob, plumbing for washing machine, space for fridge/freezer, power points, heated towel rail

**First Floor Landing**

Carpeted, loft hatch, doors leading to bedrooms and family bathroom, airing cupboard housing water cylinder

**Master Bedroom 8'62 x 12'48 (2.44m x 3.66m)**

Double glazed window to front aspect, fitted wardrobes, built in storage cupboard, carpeted, power points, coved textured ceiling, single radiator

- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **CONSERVATORY**
- **LARGE STORAGE SHED TO FRONT**
- **AMPLE STREET PARKING**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

**Bedroom Two 10'55 x 9'77 (3.05m x 2.74m)**

Double glazed window to rear aspect, fitted wardrobes, coved textured ceiling, TV aerial point, power points, carpeted, single radiator

**Family Bathroom 6'62 x 6'09 (1.83m x 2.06m)**

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, low level W.C. pedestal style wash basin with mixer tap, walk in double shower cubicle with electric power shower, heated towel rail, spotlights

**External**

Part decked part patio area to front of house, large storage shed to front, good sized rear garden with decked area and wooden storage shed, ample street parking, garages available to rent from Harlow Council

EPC - TBC

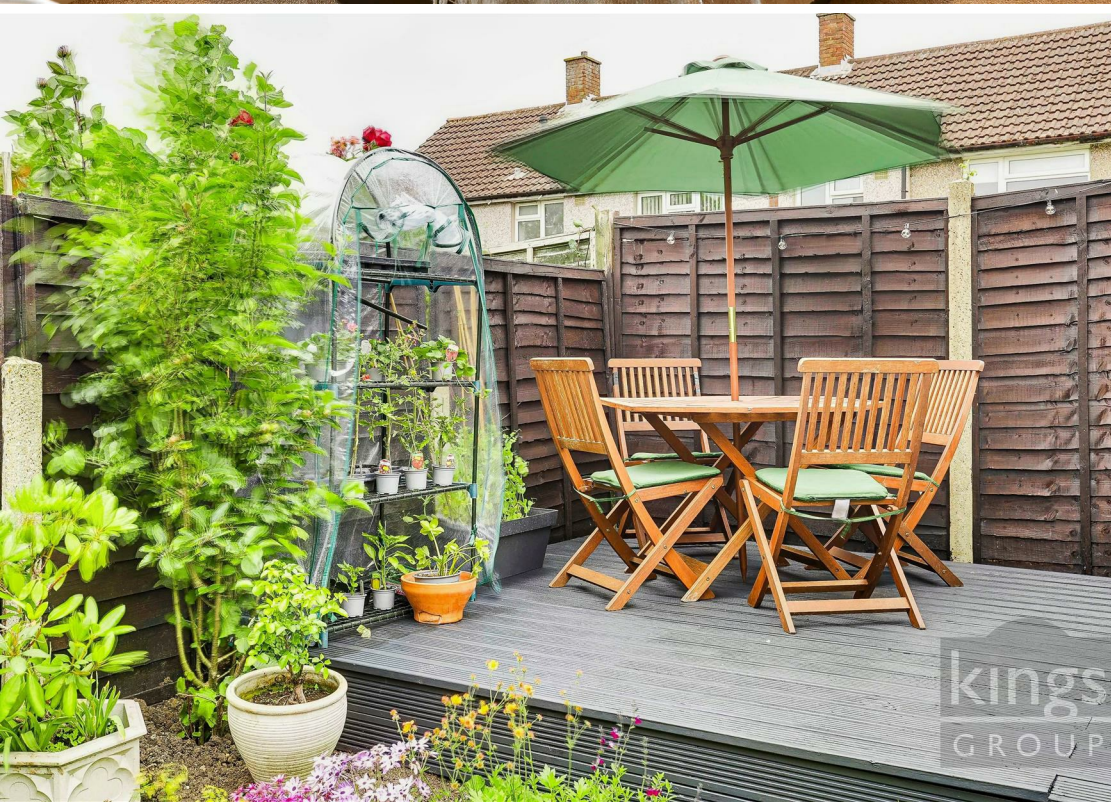
Council Tax Band - C

Construction Type - Wimpey No Fines



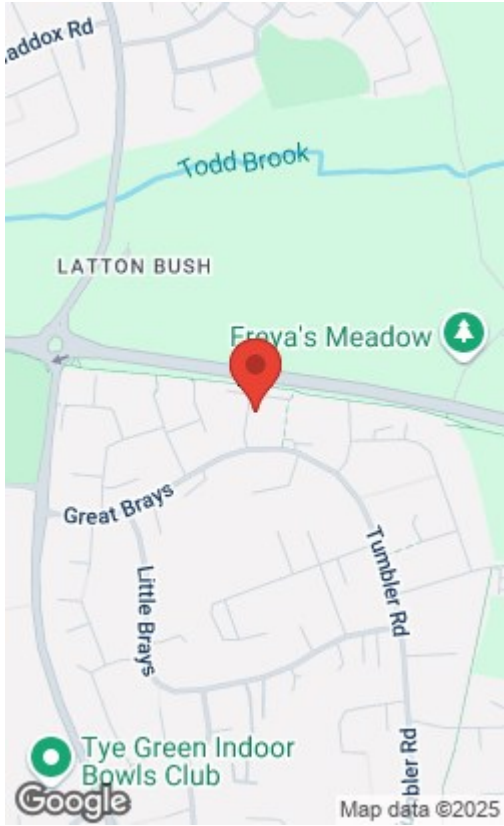






| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus) A                 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

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



TOTAL FLOOR AREA : 78.9 sq.m. (849 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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