



Rectory Wood, CM20 1RD
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE, FOR SALE IN THE HIGHLY SOUGHT AFTER LOCATION OF RECTORY WOOD, HARLOW **

GUIDE PRICE £325,000 - £350,000.

Nestled in the desirable area of Rectory Wood, Harlow, this charming three-bedroom mid-terrace house presents an excellent opportunity for both families and investors alike. Just a stone's throw from Harlow Town Centre, the property boasts convenient access to local amenities, the train station, and the Princess Alexandra Hospital, making it an ideal location for those seeking a vibrant community with essential services nearby.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring comfort and practicality for everyday use. One of the standout features of this home is the downstairs cloakroom, which adds an extra layer of convenience. Additionally, the conservatory extends the living space, allowing for a bright and airy environment that can be enjoyed year-round.

The property also benefits from residents' permit parking, ensuring that you will always have a place for your vehicle. With easy access to the A414 and M11, commuting to nearby towns and cities is a breeze, making this location particularly appealing for those who travel for work.

This fantastic property is not only spacious but also holds immense potential for personalisation and enhancement. Whether you are looking to make it your forever home or seeking a promising investment, this mid-terrace house in Rectory Wood is a must-see. Don't miss the chance to explore the possibilities that await you in this delightful residence.

Call us today to book your viewing on 01279 433 033.

Guide Price £325,000



- **GUIDE PRICE £325,000 - £350,000**
- **HIGHLY SOUGHT AFTER LOCATION**

- **MINUTES FROM HARLOW TOWN CENTRE**
- **SPACIOUS THROUGHOUT**
- **CONSERVATORY**

Entrance Hallway 11'40 x 6'62 (3.35m x 1.83m)

Single radiator, carpeted, power points, stairs leading to first floor landing, single glazed opaque window to front aspect

Downstairs W.C 4'90 x 4'81 (1.22m x 1.22m)

Single glazed window to front aspect, vinyl flooring, low level flush W.C. pedestal style wash basin

Lounge/Diner 19'98 x 11'15 (5.79m x 3.35m)

Double glazed windows to front and rear aspect, carpeted, 2 x single radiators, textured ceiling, phone point, TV aerial point, power points

Kitchen 11'09 x 8'56 (3.58m x 2.44m)

Single glazed windows to rear aspect, single glazed door to rear aspect leading to conservatory, vinyl flooring, a range of base and wall units with roll top wooden effect work surfaces, plumbing for washing machine, electric cooker with extractor fan, space for fridge/freezer, sink with single drainer unit, textured ceiling, power points

Conservatory 9'64 x 7'82 (2.74m x 2.13m)

Double glazed windows to side and rear aspect, double glazed door to rear aspect leading to rear garden, carpeted, power points

First Floor Landing

Carpeted, loft access

Master Bedroom 13'16 x 11'51 (3.96m x 3.35m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, power points, single radiator

Bedroom Two 10'83 x 9'01 (3.05m x 2.77m)

Double glazed window to front aspect, carpeted, fitted wardrobes, power points, single radiator

- **THREE BEDROOM TERRACE HOUSE**
- **A STONES THROW FROM THE PRINCESS ALEXANDRA HOSPITAL**
- **DOWSTAIRS CLOAKROOM**
- **TWO OUTBUILDINGS IN THE GARDEN**
- **RESIDENTS PERMIT PARKING AVAILABLE**

Bedroom Three 9'47 x 8'19 (2.74m x 2.44m)

Double glazed window to rear aspect, carpeted, single radiator, power points

Family Bathroom 8'71 x 5'40 (2.44m x 1.52m)

Double glazed opaque window to front aspect, part tiled walls, vinyl flooring, single radiator, walk in double shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C.

External

Rear garden, Two outbuildings, street parking (permit required)

Construction Type - Standard construction

EPC - TBC

Council Tax Band - C

Parking - Street Parking (Permit Required)

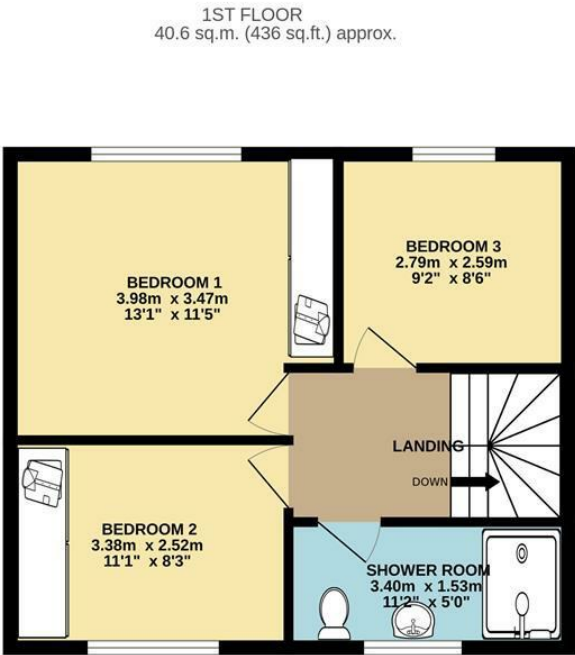
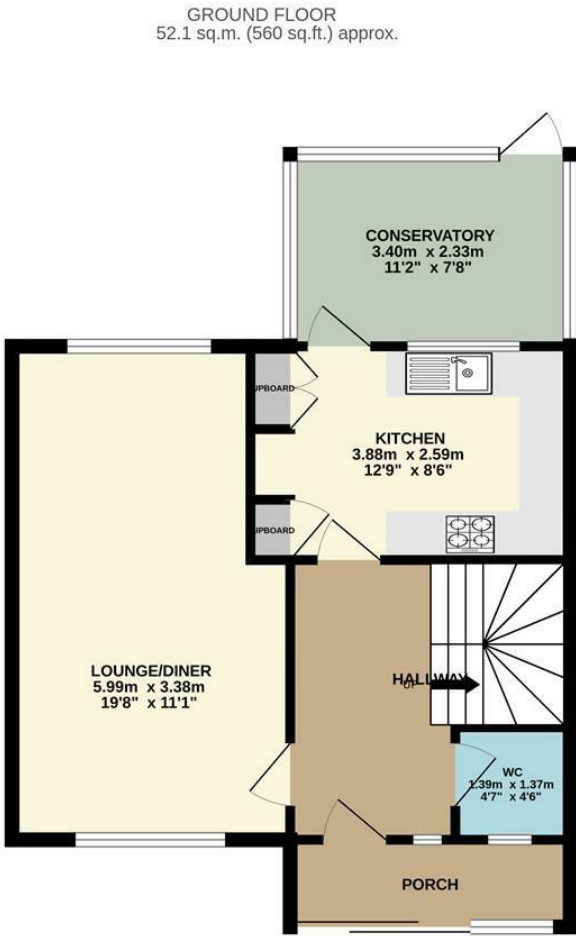








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) 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 : 92.6 sq.m. (997 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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Unit 4 Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 433033
E:
www.kings-group.net

