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Great Brays, Harlow, CM18 6DR
Offers In Excess Of £285,000

Exclusive to Kings Group - *CHAIN FREE* Two Bedroom End of Terrace House for sale in Harlow. Located in a quiet cul-de-sac within Great Brays, this property would make an ideal first time or investment purchase. The property is just a 25 minute walk or 7 minute drive to Harlow Town Centre where you will find a range of high street shops, variety of popular restaurants, 24-hour supermarket, cinema and choice of affordable gyms. The property is also less than 10 minute drive to the M11 making it ideal for any commuters, a 13 minute walk to Passmores Academy and a 7 minute walk to Purfurd Green Primary School, perfect for young families. The property comprises entrance hall, lounge / diner, kitchen, utility room, two double bedrooms, first floor family bathroom and low maintenance rear garden with side access. The property also benefits from having a newly serviced boiler valid for 1 year. Call us now to arrange your viewing!



Entrance Hall

8'01 x 5'02 (2.46m x 1.57m)

Stairs to first floor landing, under stairs storage cupboard with gas/electric meters, vertical designer radiator, carpet, coved ceiling, smoke alarm

Lounge / Diner

14'16 x 10'47 plus 5'96 x 9'68 (4.27m x 3.05m plus 1.52m x 2.74m)

Double glazed windows to rear and side aspect, single radiator and double radiator, carpet, phone point, TV aerial point, power points, dado rail, coved ceiling, double glazed French doors leading to garden

Kitchen

7'37 x 11'67 (2.13m x 3.35m)

Double glazed window to rear aspect, vinyl flooring, tiled splash backs, range of wall and base units will roll top work surfaces, freestanding electric oven with electric hob, integrate extractor fan, sink with drainer unit, space for fridge freezer, washing machine, dishwasher, coved ceiling, spotlights, double glazed door leading to garden, power points

Utility Room

10'99 x 4'31 (3.05m x 1.22m)

Double glazed window to front aspect, tiled flooring, tiled splash backs, range of wall and base units with roll top work surface, tumble dryer, power points

First Floor Landing

6'45 x 4'95 (1.83m x 1.22m)

Loft access, double glazed window to side aspect, carpet, smoke alarm, spotlights, smoke alarm, airing cupboard

Bedroom One

13'79 x 8'36 (3.96m x 2.44m)

Double glazed window to front aspect, single radiator, carpet, built-in wardrobes, power points, coved ceiling

Bedroom Two

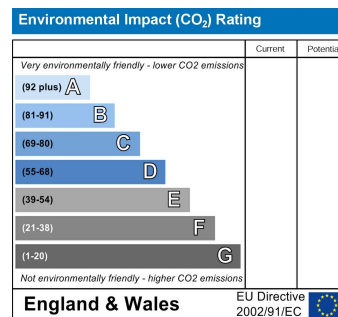
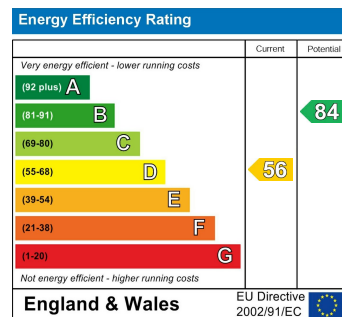
9'68 x 7'67 plus 2'76 x 10'51 (2.74m x 2.13m plus 0.61m x 3.05m)

Double glazed window to rear aspect, single radiator, carpet, built-in storage cupboard, fitted wardrobes, power points, coved ceiling

Bathroom

5'38 x 6'83 (1.52m x 1.83m)

Double glazed window to rear aspect, single radiator, tiled flooring, walk-in electric shower, wash hand basin with pedestal, low level flush WC, tiled walls, coved ceiling





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GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 69.0 sq.m. (743 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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