



Kingsdon Lane, CM17 9AB
Harlow





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Kingsdon Lane is a popular road within CM17, being situated in a quiet cul-de-sac location it is ideal for families; having shops and amenities close-by, including Tesco supermarket and good schooling options such as Henry Moore & Church Langley Primary along with sought after secondary schools including Mark Hall, Passmores and Leventhorpe Academies. There is good access to the A414 & M11 providing direct links to London, Chelmsford & Stansted.

This four bedroom end of terrace home has good curb appeal with a carport and secluded rear garden. The secluded rear garden is mainly laid to lawn with a shed. The property benefits from a spacious lounge, conservatory, utility room and a downstairs toilet. The kitchen is a good size with ample storage, integral appliances,

On the first floor there are four good sized bedrooms which share a family bathroom.

Offers In The Region Of
£450,000



- Chain Free
- Driveway
- Ease Of Access To A414 & M11
- Carport
- Secluded Rear Garden

Entrance Hall

Single Radiator, Tiled flooring.

Kitchen 11'07 x 7'79 (3.53m x 2.13m)

Double glazed windows to the front aspect, single radiator, tiled flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooked, electric oven, electric hob, integrated extractor fan, integrated fridge, integrated dishwasher, power points.

Reception Room 19'44 x 18'47 (5.79m x 5.49m)

Double glazed windows to the side aspect, coved ceiling, double radiator, laminate flooring, electric fireplace, TV aerial point, power points, sliding doors leading to the conservatory.

Conservatory 7'70 x 11'59 (2.13m x 3.35m)

Double glazed windows to the rear aspect, electric storage heater, tiled flooring, power points, doors leading to the garden.

Utility Room 7'92 x 5'29 (2.13m x 1.52m)

Vinyl flooring, power points, space for fridge freezer, space for fridge freezer, space for tumble dryer, textured ceiling.

Downstairs Toilet 7'87 x 2'52 (2.13m x 0.61m)

Double glazed windows to the side aspect, textured ceiling, tiled walls, vinyl flooring, extractor fan, shower cubicle with electric shower, pedestal, low level flush WC.

Landing

Loft access, carpeted flooring, windows to the side aspect, fire alarm, power points.

Bedroom One 13'63 x 9'72 (3.96m x 2.74m)

Double glazed windows to the side aspect, coved ceiling,

- Four Double Bedrooms
- Conservatory
- Catchment Area For Local Schools
- Potential To Extend STPP
- Quiet Location

single radiator, carpeted flooring, power points, free standing wardrobes.

Bedroom Two 11'09 x 11'11 (3.58m x 3.63m)

Double glaze windows to the front aspect, single radiator, carpeted flooring, power points.

Bedroom Three 12'36 x 9'39 (3.66m x 2.74m)

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

Bedroom Four 8'33 x 11'13 (2.44m x 3.35m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points, loft access.

Bathroom 5'41 x 7'71 (1.52m x 2.13m)

Double glazed windows to the rear aspect, tiled walls, stripped wood flooring, panel enclosed bath with shower attachment, hand wash basin with pedestal, high level flush WC.





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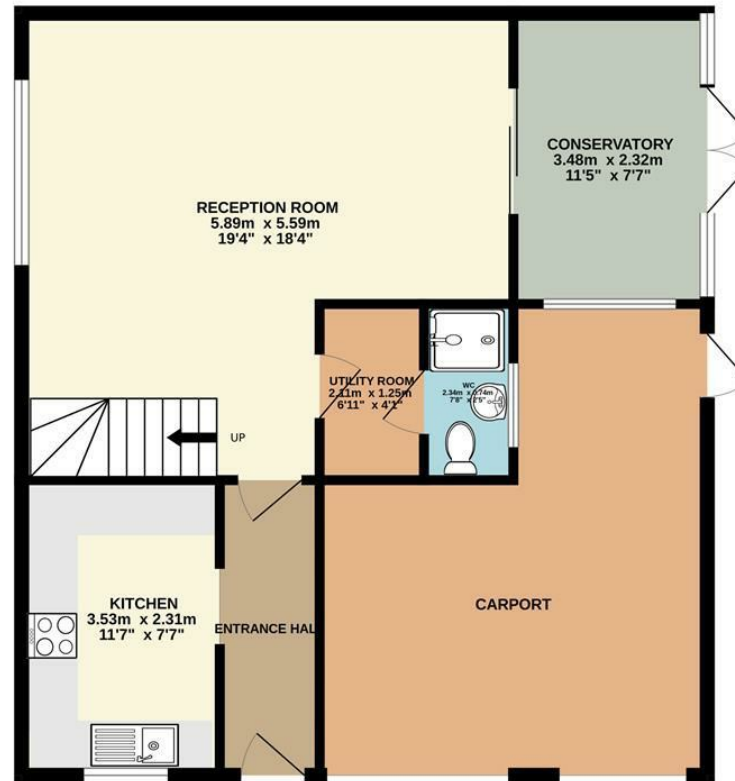
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	

GROUND FLOOR
74.9 sq.m. (806 sq.ft.) approx.

1ST FLOOR
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA : 126.7 sq.m. (1364 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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