



Ladyshot, CM20 3EY
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, IMMACULATEDLY PRESENTED, FOUR BEDROOM TERRACED HOUSE FOR SALE IN LADYSHOT, HARLOW, CM20 **

This fantastic family home would be ideal for any first time buyer or family upsizing and looking for more space as this property has bundles to offer, the property also falls within the catchment area of some of Harlow's most sought after schools including Cooks Spinney Primary Academy & Church Langley Community Primary School both of which are OFSTED rated good along with Mark Hall Academy. The property is also located within walking distance of Harlow Town and Harlow Mill train stations giving you direct access into London Liverpool Street. Another benefit this home has to offer is being close to Harlow Town Center offering a wide range of supermarkets, restaurants, banks and many other high street shops within the Harvey Center and in the Town itself. Transport links are also very accessible with local bus stops being a short walk away commuting in and around the local area is very easy and with main roads such as A414, A10 and M11 all a short drive away commuting in and out of London is also very easy.

The accommodation comprises of a huge open plan living room/kitchen and downstairs cloakroom. The first floor comprises of four bedrooms, three of which are doubles and a modern family bathroom with three piece suite. Outside the property comprises of a large rear garden with decking area, seating area to the bottom of the garden and storage shed. Next door the garage has been converted into a one bedroom self contained annexe, equipped with kitchen area, shower cubicle, separate WC and spacious double bedroom. The property further benefits from having air conditioning throughout the ground floor, solar panels and one parking space.

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

Offers In Excess Of £435,000



- SPACIOUS FOUR BEDROOM CHAIN FREE HOUSE
- OPEN PLAN KITCHEN/LIVING AREA
- SEPERATE SELF CONTAINED ONE BEDROOM ANNEXE
- AIR CONDITIONING THROUGHOUT THE GROUND FLOOR
- CLOSE TO HARLOW TOWN TRAIN STATION

Living Room/Kitchen 23'9" x 23'8" (7.24 x 7.23)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, double radiator, laminate flooring, log burner, phone point, TV aerial point, power points. Kitchen area comprises of a range of base and wall units with flat top work surfaces and large island, tiled splash backs, integrated electric oven and hob, integrated chimney style extractor fan, sink with single drainer unit, space for fridge/freezer, integrated washing machine, integrated dishwasher, air conditioning

Downstairs WC 2'7" x 2'5" (0.81 x 0.76)

Double glazed opaque window to front aspect, tiled flooring, tiled splash backs, wash basin with mixer tap and vanity under unit, low level WC

Master Bedroom 13'1" x 12'3" (4.01 x 3.75)

Double glazed window to rear aspect, double radiator, carpeted, built in storage space, power points

Bedroom Two 12'3" x 11'7" (3.75 x 3.54)

Double glazed window to rear aspect, double radiator, carpeted, built in storage area, TV aerial point, power points

Bedroom Three 15'5" x 8'7" (4.72 x 2.62)

Double glazed window to rear aspect, double radiator, carpeted, TV aerial point, power points

Bedroom Four 12'6" x 8'9" (3.82 x 2.68)

Double glazed window to front aspect, double radiator, carpeted, built in storage cupboard, power points

Family Bathroom 8'3" x 7'5" (2.53 x 2.28)

Double glazed opaque window to front aspect, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low lever WC, tiled splash backs

- IMMACULATLEY PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- LARGE REAR GARDEN
- SOLAR PANELS
- CLOSE TO LOCAL SHOPS AND AMENITIES

Self contained annexe Kitchen 10'4" x 7'10" (3.16 x 2.40)

Double glazed window to front aspect, door leading to WC, shower cubicle, tiled flooring, sink with drainer unit, space for oven, space for washing machine, power points

Self contained annexe Bedroom 15'1" x 8'4" (4.61 x 2.56)

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





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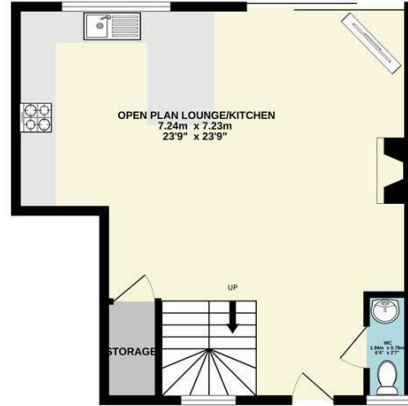


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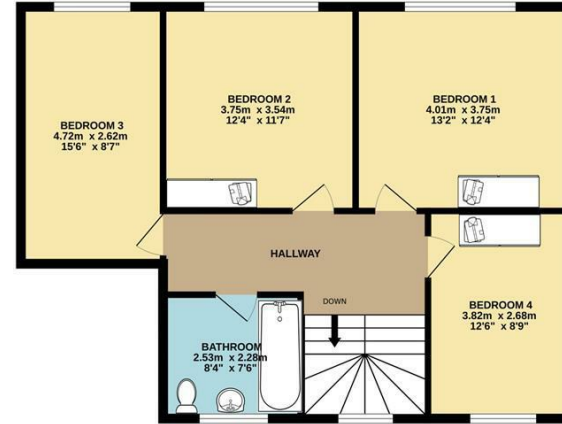


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	

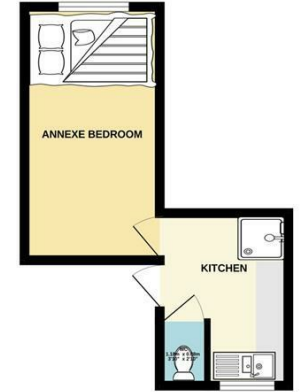
GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.



1ST FLOOR
69.5 sq.m. (748 sq.ft.) approx.



ANNEXE
19.1 sq.m. (206 sq.ft.) approx.



TOTAL FLOOR AREA : 134.7 sq.m. (1450 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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