



Priory Court, CM18 7AZ
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, THREE BEDROOM, END OF TERRACE, EXTENDED TOWN HOUSE IN PRIORY COURT, HARLOW **

This well presented property would make the ideal family home as it has so much to offer, this lovely home has been extended to the rear on the ground floor and first floor offering you an abundance of space. It is brilliantly located close to the local amenities and schools. For older children you have Passmores Academy (0.4 miles) and for younger children you have Pear Tree Mead Academy (0.5 miles) both less than 10 minutes walk away. You also have the M11 close by at less than a 5 minute drive (1.1 miles) away, giving you direct access into London, Cambridge and Stansted Airport. Supermarket, pharmacy, pub/restaurant, salon and small parade of essential shops are all available to you just a 5 minute drive (1.3 miles) or 22 minute walk (1.1 miles) away.

The ground floor comprises of access to the integral garage, kitchen/diner with French doors leading to rear garden, and a downstairs cloakroom on the first floor you have a lounge and the master bedroom with en-suite shower room. The second floor comprises of two bedrooms and a family shower room. Externally the property benefits from a driveway for two cars, integral garage and side access.

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

Offers In Excess Of £400,000



- THREE BEDROOM END OF TERRACE TOWN HOUSE
- DOUBLE DRIVEWAY
- EN-SUITE TO MASTER BEDROOM
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES

- BEAUTIFULLY PRESENTED THROUGHOUT
- INTEGRAL GARAGE
- LARGE KITCHEN/DINER
- EASY ACCESS TO M11 & A414
- LEASE REMAINING - 936 YEARS

Entrance Hall 16'90 x 6'53 (4.88m x 1.83m)

Carpeted flooring, single radiator, stairs leading to first floor landing.

Ground Floor W.C 5'94 x 2'92 (1.52m x 0.61m)

Vinyl flooring, extractor fan, wash basin with mixer tap, low level W.C.

Kitchen/Diner 22'26 x 15'08 (6.71m x 4.78m)

Carpet/Tiled flooring, double radiator, tiled all in the kitchen, TV aerial point, power points, double glazed French doors to rear aspect leading to garden.

First Floor Reception 14'90 x 15'08 (4.27m x 4.78m)

Double glazed window to front aspect, single radiator, carpeted flooring, TV aerial point, power points.

First Floor Shower Room 9'39 x 4'30 (2.74m x 1.22m)

Double glazed opaque window to rear aspect, single radiator, carpeted flooring, wash basin with mixer tap, low level W.C.

Bedroom One 14'98 x 14'63 (4.27m x 4.27m)

Double glazed window to rear aspect, single radiator, carpeted flooring.

Second Floor Shower Room 6'56 x 5'51 (1.83m x 1.52m)

Double glazed window to front aspect, heated towel rail, vinyl flooring, thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level W.C.

Bedroom Two 11'93 x 15'04 (3.35m x 4.67m)

Double glazed window to front aspect, single radiator, carpeted flooring, TV aerial point, power points.

Bedroom Three 9'64 x 9'18 (2.74m x 2.74m)

Double glazed window to rear aspect, single radiator, carpeted flooring.





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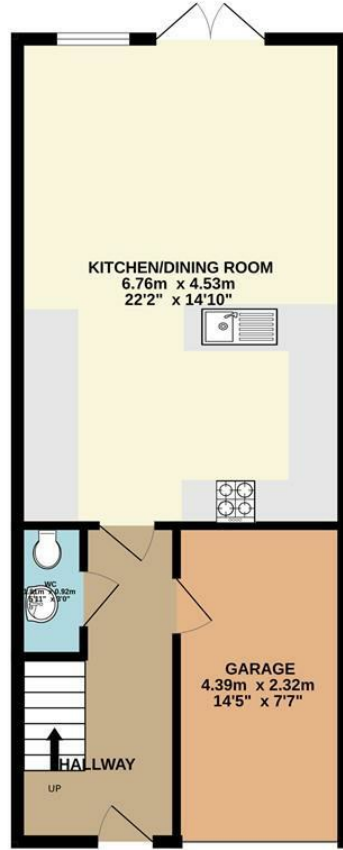


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

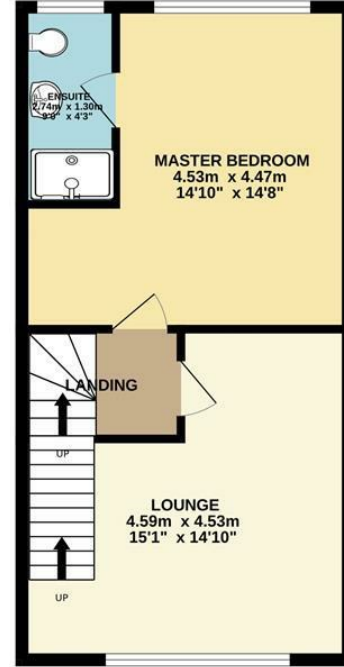
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



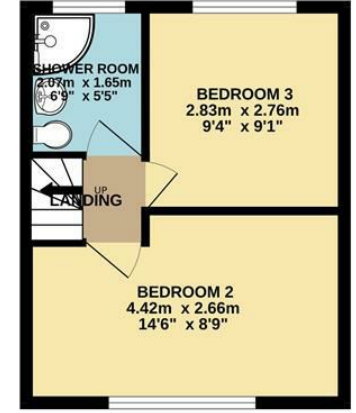
GROUND FLOOR
50.5 sq.m. (544 sq.ft.) approx.



1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



2ND FLOOR
24.3 sq.m. (261 sq.ft.) approx.



TOTAL FLOOR AREA: 115.9 sq.m. (1247 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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