



Fullers Mead, CM17 9AX
Harlow





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Kings Group - Church Langley are delighted to present to the market, this immaculately presented TWO BEDROOM MID TERRACE FAMILY HOME situated in a cul-de-sac location, Fullers Mead.

The property benefits from having a secluded rear garden which is low maintenance and thoughtfully laid out patio. There is potential to extend subject to the usual planning restraints.

To the ground floor you will be invited through an inviting porch leading through to the spacious lounge/diner which is ideal for relaxing and entertaining with doors leading to the rear garden, a modern fitted kitchen benefiting from a range of wall and base units.

To the first floor you will find two double bedrooms and a spacious modern family shower room.

Fullers Mead is conveniently located to local shops and amenities. The property is within the catchment area for some of the sought after Primary Schools such as: Henry Moore Primary School & Church Langley Community Primary School. Also, within the catchment area for sought after Secondary schools such as Passmores Academy & Mark Hall Academy.

There is ease of access to the M11/M25 by way of the A414 providing direct links into London, Cambridge & Stansted Airport. The closest Train station is Harlow Mill (1.95 Miles)

To not miss out on this fantastic opportunity to make this property your dream home. Call us today to arrange a viewing!

Offers In The Region Of £325,000



- TWO BEDROOM MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- MODERN FITTED SHOWER ROOM
- EPC RATING:

- TWO DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- SECLUDED REAR GARDEN WITH SIDE ACCESS
- CLOSE TO THE M11/M25
- COUNCIL TAX BAND: C

Porch 6'45 x 3'03 (1.83m x 0.99m)

Double glazed windows to the front aspect, tiled flooring.

Lounge/Diner 11'62 x 20'27 (3.35m x 6.10m)

Double glazed windows to the front and rear aspect, coved ceiling, single radiator, laminate flooring, gas fireplace, TV aerial point, power points, double glazed doors leading to the rear garden.

Kitchen 7'77 x 10'88 (2.13m x 3.05m)

Double glazed windows to the rear aspect, heated towel rail, tiled flooring, tiled splash backs, integrated cooker, gas hob, electric oven, hood extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, space for dish washer, coved ceiling, spotlights, doors leading to the garden, power points.

Bedroom One 17'13 x 9'81 (5.18m x 2.74m)

Double glazed window to the front aspect, textured ceiling, single radiator, carpeted flooring, power points, storage cupboard (boiler)

Bedroom Two 12'55 x 9'42 (3.66m x 2.74m)

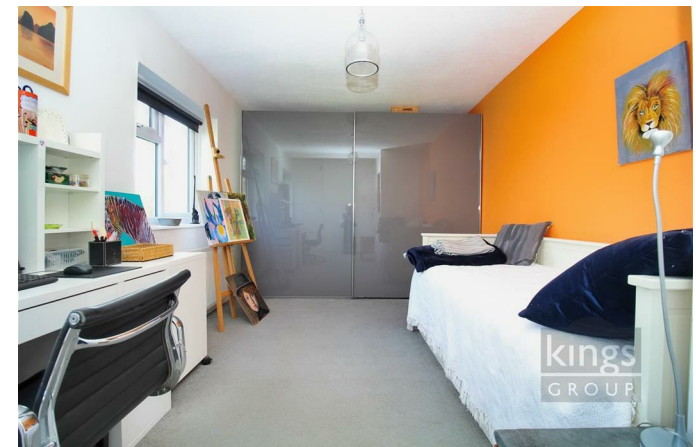
Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

Family Bathroom 7'56 x 5'57 (2.13m x 1.52m)

Double glazed windows to the rear aspect, spotlights, tiled splash backs, heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatically controls, wash basin with mixer taps, low level W.C

Garden

Mainly laid to patio, side access.





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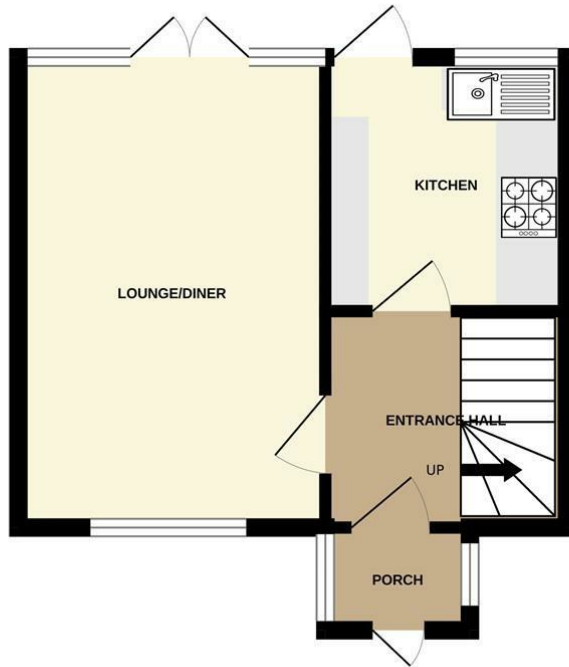


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

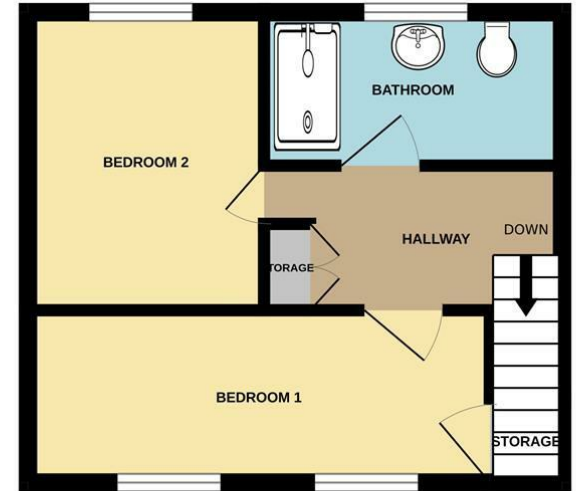
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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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