



Woodhill, CM18 7JT
Harlow



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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, FOUR BEDROOM SEMI-DETACHED HOUSE FOR SALE, WITH A SEPERATE SELF CONTAINED ANNEXE, IN THE SOUGHT AFTER LOCATION OF WOODHILL, HARLOW **

This property is in need of a few minor finishing touches but in our opinion would make the ideal family forever home as it is a very spacious property throughout. This fantastic family home is in the catchment area of sought after schools such as Longwood Primary Academy a 5 minute walk away and 10 minutes walk to Stewards Academy -perfect for young families! This property is also close to local shops and amenities with Staple Tye shopping center being approximately 10 minutes walk away where you will find a range of takeaway restaurants, hair and beauty salons, supermarkets and the Lister medical center. The property is also less than a 10 minute drive to the M11 giving you direct access into London, Cambridge and Stansted Airport making it ideal for commuters.

The property comprises spacious entrance hall, large lounge/diner with a further seating area to the rear, newly fitted modern kitchen, downstairs cloakroom with laundry area, three bedrooms, two of which have built in wardrobes and first floor family shower room. The property also benefits from having a self contained annexe on two levels with en-suite to bedroom or alternatively could be used as a fourth bedroom as it is accessible through the main house. Externally the property benefits from a large brick built storage shed, large rear garden side access and a driveway.

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

Offers In Excess Of £475,000



- FOUR BEDROOM SEMI-DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- SOUGHT AFTER CUL DE SAC LOCATION
- REAR ACCESS

Entrance Hallway 8'72 x 5'83 (2.44m x 1.52m)

Double glazed opaque windows to front aspect, door leading to living room, door leading to downstairs cloakroom, tiled flooring, coved ceiling, power points

Downstairs Cloakroom 3'09 x 8'56 (1.14m x 2.44m)

Double glazed opaque window to front aspect, single radiator, tiled flooring, pedestal wash basin, low level WC, space and plumbing for washing machine and tumble dryer, spotlights

Kitchen 17'60 x 9'31 (5.18m x 2.74m)

Double glazed window to rear aspect, double radiator, tiled flooring, tiled splash backs, a range of base and wall units with marble effect flat top work surfaces, integrated electric cooker and hob, integrated extractor fan, sink with double drainer unit, space for fridge/freezer, spotlights, power points, double glazed door to side aspect leading to rear garden

Lounge / Diner 34'51 x 10'44 (10.36m x 3.05m)

Double glazed windows to front and rear aspect, double radiator, carpeted in lounge area, laminate flooring in dining room and seating area to the rear, phone point, TV aerial point, power points, coved textured ceiling, spotlights in living room, double glazed French doors leading to rear garden

First Floor Family Bathroom 7'39 x 6'21 (2.13m x 1.83m)

Double glazed opaque window to rear aspect, heated towel rail, tiled flooring, tiled walls, shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level WC, coved textured ceiling

- SEPERATE SELF CONTAINED ANNEXE
- EN-SUITE TO BEDROOM
- DRIVEWAY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LARGE REAR GARDEN

Bedroom One 13'05 x 12'68 (4.09m x 3.66m)

Double glazed window to rear aspect, single radiator, laminate flooring, TV aerial point, power points, coved textured ceiling

Bedroom Two 12'58 x 10'41 (3.66m x 3.05m)

Double glazed window to front aspect, single radiator, wooden flooring, built in wardrobes, power points

Bedroom Three 8'77 x 8'51 (2.44m x 2.44m)

Double glazed window to front aspect, double radiator, laminate flooring, built in storage cupboard, power points, spotlights

Annex Bedroom / Bedroom Four 13'39 x 12'23 (3.96m x 3.66m)

Double glazed windows to front aspect, carpeted, built in wardrobes, TV aerial point, power points, double radiator, spotlights

En-suite 8'13 x 4'83 (2.44m x 1.22m)

Double glazed opaque window to rear aspect, tiled flooring, extractor fan, thermostacilly controlled walk in shower, wash basin with mixer tap and vanity under unit, low level WC, tiled splash backs, spotlights

Annexe Room 18'10 x 11'25 (5.74m x 3.35m)

Own front door to rear aspect, double glazed window to front aspect, laminate flooring in kitchen/dining area, carpeted lounge area, electric fireplace, spotlights, TV aerial point, power points, kitchen area with integrated appliances, electric oven and hob, sink with single drainer unit, a range of base and wall units with granite effect flat top work surfaces, stairs leading to first floor





W Council
for Park
your non-recyclables
on your day of collection
TIGHTLY COLLECTION
SHARP OBJECTS
PAINT OR OIL
WASTE
ALL YOU CAN

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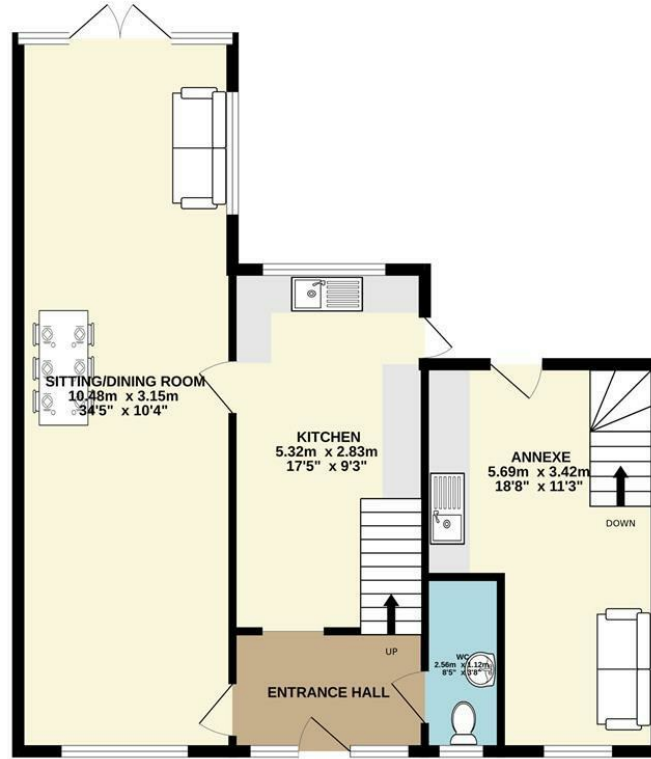


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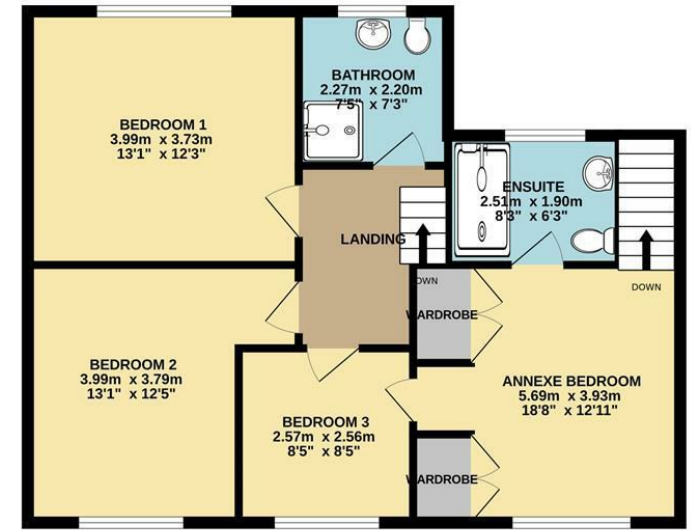


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
72.6 sq.m. (781 sq.ft.) approx.



1ST FLOOR
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 138.5 sq.m. (1491 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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